

FOR SALE

Mooresville Construction Trades Tiny House

This award-winning Tiny House, built by Mooresville High School Construction Trades, is constructed on an 8ft x 24ft trailer. The trailer was specifically manufactured for tiny homes to be built on from Iron Eagle Trailers in Fairview, Oregon. Examples of the specialized trailer are the galvanized bottom pan, fender flashing, leveling jacks and recessed crossmembers that minimize the contact of the steel to the subfloor for the most thermal efficiency and provides the ultimate foundation for this home. Inside the bottom pan is a 1 ½ layer of Styrofoam board providing a moisture barrier and additional insulation to the 8in of Mineral Wool insulation placed under the subfloor. The floor is constructed with 2 x 8's, 16in on center, bolted and screwed to the steel frame and has a ¾ tongue and groove plywood underlayment that is glued and screwed to the 2 x 8's, providing a stable and sturdy floor system.

The walls are built with 2 x 4's, 24in on center, and the ceiling is built with a 2 x 6, 16in on center framework. Both the wall and ceiling exteriors are covered with a 1/2in treated plywood, Zip System, to provide ultimate protection from the weather. The walls are insulated with a warm 2 x 4, R-15 Owens Corning Insulation, and the ceiling is insulated with a 2x6, R-21 Owens Corning Insulation.

The distinguished exterior is an Air Stone on the bottom and a stained cedar trim above the stone. The roof exterior is a painted, ribbed 29-gauge metal with metal trim. To enhance the R-value and the outdoor views from inside the home, it also contains the Crestline, low-E, insulated glass, awning-type windows and a steel insulated entry door. The home's exterior is also ready for sewer hook-up, water hook-up, and has the standard exterior RV electrical connections as well.

Once inside the walls of this home, the interior walls are a shiplap siding, primed and painted white. The interior is well-luminated and cost effective due to the recessed can lights and sconce lights above the bathroom vanity, above the kitchen sink, and above the desk. The kitchen area also has many cabinets for storage, a nice deep sink, a tall kitchen faucet, an under the cabinet hot water heater, an induction stove, and a nice sized refrigerator/freezer. The house is also totally furnished with a queen bed upstairs that has storage underneath and two nightstands with storage.

Downstairs has a sofa-bed that makes an additional queen bed, a coffee table that has multiple storage options, and end tables with additional storage. Many other options for storage and closet spaces are located under the stairway, at the desk, and under the refrigerator. Both queen beds have memory foam mattresses for ultimate comfort and rest.

A three-panel birch pocket door separates the kitchen from the bathroom and gives privacy. The bathroom is equipped with a smaller sized bathtub, which helps keep the water off the floor, (even though the entire floor of the tiny home is a quality waterproof vinyl plank system), but it has a shower as well. In the bathroom you will find a taller toilet for ease of use and a sink with a cabinet for additional storage capacity.

The Tiny House is complete with a 100amp electrical system and breakers that supply all of the electrical needs. The electrical system also powers a Trane Mini-Split System to keep the tiny house warm and cozy, or nice and cool, for year-round comfort.

Whether you are planning to live off the grid, in a community, or on your personal acreage, this one of a kind tiny home will absolutely be a fit for whichever lifestyle you choose!

Thank you!!!

Mooreville Construction Trades 2022-2023