Brookside Cabins
by FRANKLIN HOMES

STANDARD FEATURES

TINY HOMES & CABINS, REIMAGINED

GENERAL FEATURES

- LP® SmartSide® siding
- 29-gauge metal roof
- R-11 insulation in the floor and walls
- R-19 insulation in the ceiling and roof
- Shutters and/or exterior trim
- Custom-stained or unfinished natural-wood porch
- Thermal double-pane vinyl windows with tilt sash (white standard; black or clay optional)
- Deluxe lighting at all exterior doors
- Tongue-and-groove knotty pine interior
- Luxury vinyl plank (LVP) flooring
- Pine interior trim
- Custom-stained or painted doors, trim, and cabinetry
- Solid pine interior doors
- Custom barn doors, pocket doors, or standard doors (per floor plan)
- Recessed lighting
- Ceiling fans (per floor plan)

KITCHEN FEATURES

- Custom cabinetry with Formica® countertops
- Single- or double-bowl farmhouse or stainless-steel sink
- Gooseneck kitchen faucet in stainless steel or gold
- Custom farmhouse light fixture above the kitchen sink
- Full-size refrigerator (per floor plan)
- 30-inch electric range
- Over-the-range microwave
- On-demand electric water heater

BATHROOM FEATURES

- Comfort-height porcelain toilet with shutoff valve
- Porcelain bathroom sink
- Custom countertops
- Bathroom lighting and exhaust fan
- Fiberglass shower or tub-and-shower combination

CONSTRUCTION FEATURES

- 10-inch I-beam frame with tandem axles
- Detachable hitch
- 2 × 6 floor joists, 16 inches on center
- Double 2 × 6 perimeter floor joists
- ¾-inch floor decking
- 2 × 4 exterior walls, 16 inches on center
- Double studs every four feet
- Custom-built 2 × 4 rafters
- Double 2 × 6 headers above windows and doors
- Moisture-barrier vapor wrap
- Thermopane windows and doors
- PEX water lines with plumbing shutoff valves
- 50-amp electrical panel service

PAINT & STAIN

> Choose any available paint or stain color from the Brookside Cabins color chart. Custom Sherwin-Williams® colors may also be available upon request.

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UPGRADE OPTIONS

MAKE IT YOUR OWN

EXTERIOR & PORCH

- Composite decking
- Screened porch
- French doors leading to the porch
- Additional porches
- Trapezoid windows

INTERIOR FINISHES

- Custom-stained or painted walls and ceilings
- Distressed hardwood flooring in the kitchen, living room, and bedrooms
- Upgraded farmhouse lighting
- Upgraded ceiling fans, wall sconces, and decorative accents

KITCHEN & APPLIANCES

- 30-inch gas range
- Granite countertops
- Undercounter dishwasher in stainless steel or white
- Coordinating stainless-steel or white appliance package
- Stacked washer and dryer (stainless steel standard; White Luster or Diamond Gray available)
- Custom or specialty built-in cabinetry

BATHROOM

- Custom tile shower
- Upgraded bathroom fixtures and finishes

LOFT & BEDROOM

- Metal pipe loft railing
- Custom loft stairs with built-in storage shelves and closet
- Custom bedroom built-ins, including wardrobe/closet, dresser, nightstands, and TV stand
- Bed configurations based on floor plan: king, queen, full, twin, or bunk

COMFORT & SPECIALTY

- 100-amp electrical panel service
- Additional ductless mini-split head in the bedroom
- Custom electric fireplace surround in stacked rock, steel, wood, concrete, stone, brick, or tile
- Arctic Package for heavy-snowfall locations in northern regions of the U.S.

Customize Your Cabin

See the complete upgrade list or contact your local Brookside Cabins retailer for available selections, pricing, and floor-plan compatibility.

Features, options, and specifications are subject to change without notice. Availability may vary by floor plan and location.