

4-SEASON Pre-Cut Kit



This versatile cottage has been used as a she shed, potting station, child's playhouse, tiny house and off-grid cabin for hunting or glamping. Other uses include vacation rental, meditation room, guest house, and yoga studio. Many options for personalization are ready in the shopping cart.

10X16 POND HOUSE

LIVING SOLUTIONS

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10X16 POND HOUSE 4-SEASON PRE-CUT KIT

Base Area: 160 sq. ft.

Total Interior Area: 120 sq. ft.

Porch Area: 40 sq. ft.

Recommended Foundation:
10–12" Crushed Gravel

Overall Dimensions: 10'6"H x 11'4"W x 17'3"D

Estimated Weight: 8400 lbs

Floor System

- 2 (qty) 6x6x16' Hemlock Skids
- 2"x6" Kiln Dried Spruce Joists 24" On Center
- 3/4" CDX Plywood Floor Decking
- 1" rough sawn Hemlock Porch Decking
- Floor Vapor Barrier
- 5 1/2" Fiberglass Insulation (R21)
- Under Deck Sheathing: 3/8" Plywood
- Floor Weight Rating: 25 lbs/sq. ft.

Walls

- 4"x4" Hemlock Post and Beam Wall Framing
- Wall Height: 78"
- Wall Vapor Barrier
- Foil Backed Rigid Foam Insulation (R13)
- Shiplap Pine Interior Sheathing
- Siding: 1" rough sawn Pine Board & Batten
- 1" rough sawn Pine Corner, Door & Window Trim & 2" rough sawn Pine Fascia & Shadow Trim

The 4-season kit includes the complete kit plus insulation throughout, roof sheathing, interior shiplap pine wall and ceiling sheathing, double pane windows and an insulated door. Note: Pictures may reflect client upgrades and modifications that do not come standard.

Roof

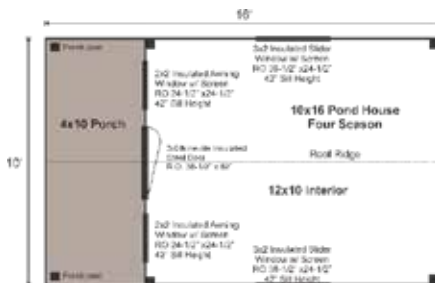
- Gable Roof Style
- Roof Pitch: 6/12
- 2"x6" Kiln Dried Spruce Rafters 24" On Center
- 1"x6" Kiln Dried Spruce Exposed Collar Ties
- 1" rough sawn Solid Barn Board Roof Sheathing
- Roof Vapor Barrier
- 5 1/2" Fiberglass Insulation (R21)
- Shiplap Pine Interior Ceiling Sheathing
- Corrugated 29g Metal Roofing, Color: Evergreen

Door & Windows:

- Door: 1 (qty) 3-0 nine-lite Insulated Steel Door with Keyless Lever Locking Hardware
- Windows: 2 (qty) 2'x2' Insulated Awning Window: White Vinyl Interior/Exterior w/ Screen, 2 (qty) 3'x2' Insulated Slider Window: White Vinyl Interior/Exterior w/ Screen

Assembly & Logistics Information

- Estimated Assembly Time: Two People: 52 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 44"x48"x192" Cube 2: 42"x48"x144"
- Cube 3: 42"x48"x144" Cube 4: 42"x48"x96"



4-SEASON KITS:

The package includes the complete kit plus vapor barrier, insulation, solid pine roof sheathing, ship lap pine interior wall and ceiling sheathing, double-pane, energy efficient windows and an insulated steel door.

EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions
- & All Fastening Hardware Included

Additional Sizes:

10X14 | 10X16 | 10X20 | 12X20 | 12X24

Additional Types:

FRAME ONLY KIT | COMPLETE KIT | FULLY ASSEMBLED | 3-SEASON KIT | 4-SEASON KIT

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

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