

3-SEASON Pre-Cut Kit

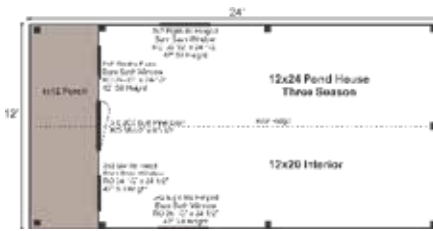


This versatile cottage has been used as a she shed, potting station, child's playhouse, tiny house and off-grid cabin for hunting or glamping. Other uses include vacation rental, meditation room, guest house, and yoga studio. Many options for personalization are ready in the shopping cart.

12X24 POND HOUSE

LIVING SOLUTIONS

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12X24 POND HOUSE 3-SEASON PRE-CUT KIT

Base Area: 288 sq. ft.

Total Interior Area: 240 sq. ft.

Porch Area: 48 sq. ft.

Recommended Foundation:
8-10" Crushed Gravel

Overall Dimensions: 10'6"H x 13'2"W x 25'D

Estimated Weight: 7500 lbs

Floor System

- 2 (qty) 6x6x24' 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: 82"
- Wall Vapor Barrier
- Siding: 1" rough sawn Pine Board & Batten
- 1" rough sawn Pine Corner, Door & Window Trim & 2" rough sawn Pine Fascia & Shadow Trim

The 3-season kit includes the complete kit plus floor insulation, vapor barrier for the floor, walls and roof, solid pine roof sheathing, barn sash windows and a single pine door. Note: Pictures may reflect client upgrades and modifications that do not come standard.

Roof

- Gable Roof Style
- Roof Pitch: 4/12
- 2"x6" rough sawn Hemlock Rafters 24" On Center
- 1"x6" rough sawn Hemlock Exposed Collar Ties
- 1" rough sawn Solid Barn Board Roof Sheathing
- Roof Vapor Barrier
- Corrugated 29g Metal Roofing, Color: Evergreen

Door & Windows:

- Door: 1 (qty) 3-0 JCS-built 2" Thick rough sawn Pine Single Door, no ramp
- Windows: 2 (qty) 2'x2' six-lite Fixed Barn Sash Window, 2 (qty) 3'x2' eight-lite Hinged Barn Sash Window

Assembly & Logistics Information

- Estimated Assembly Time: Two People: 61 hrs
- Estimated Shipping Cube Sizes
- Cube 1: 42"x50"x192" Cube 2: 42"x50"x192"
- Cube 3: 44"x50"x146" Cube 4: 42"x48"x192"

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3-SEASON KITS:

A three-season kit prepares the building for interior finishing. It includes complete PCK version plus vapor barrier, solid roof sheathing and insulated floor system.

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

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