



# 12x30 Xylia

Call Toll-FREE: 1.866.297.3760

The word "Xylia" is Greek, meaning "of the woods." These cottages are designed to be easily delivered to your remote Northeastern destination. With an upgrade to a fully insulated interior and the addition of a heat source this cottage can ultimately be your year-round country retreat.

The Xylia is available fully assembled and delivered within the northeastern United States. Because it is completely built here at our manufacturing facility, the options for customization are abundant. The addition of partitions will turn this building from an open floor plan to a one bedroom, one bath cottage with a cozy living/kitchen area. A composting toilet and solar camp package will give you the amenities of home, while allowing you remain "off the grid" in your country cabin.

**Specifications:**

**Square Footage:** 360 sq/ft

**Overall Dimensions:** 11'6" H x 13'2" W x 31'2" L

**Recommended Foundation:** 8"-12" of Crushed Gravel

**Floor:** Two 6x6x30' Hemlock Skids  
2x6 Rough Sawn Hemlock Floor Joists  
24" on center  
3/4" CDX Plywood Flooring

**Walls:** 4x4 Hemlock Post and Beam  
Wall Height 60"

**Doors:** Single 3-0 JCS-built Pine Door

**Windows:** Three 2x3 eight-light Hinged Barn Sash  
One 4x2 ten-light Hinged Barn Sash  
One Stained Glass Roundel

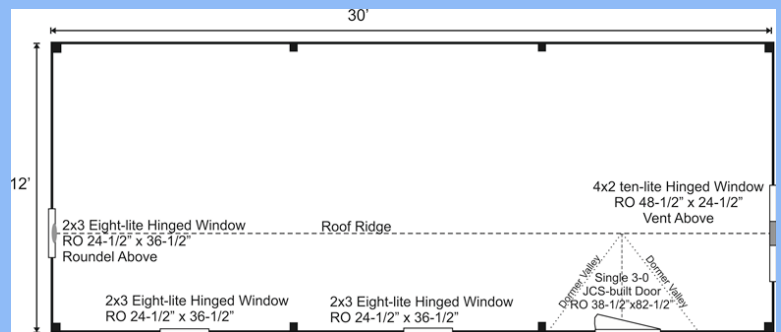
**Siding:** 1" Rough Sawn Pine Board & Batten Siding  
1" Rough Sawn Pine Trim includes Corner Boards, Door, & Window Trim

**Roof:** 2x6 Rough Sawn Hemlock Rafters 24" on center  
12/12 Front Roof Pitch  
6/12 Rear Roof Pitch  
12/12 Dormer Pitch  
Evergreen Corrugated Metal Roofing

**Wood Louvered Vent**



Model pictured above is fully insulated and has many modifications. See "Additional Options" below or call a Cottage Associate at (866) 297 3760 for more information.



**Additional Options**

Partitions	\$48/ln. ft.
6" Roof flashing for wood stove	\$170
Composting Toilet	\$2,217
Plumbing Package	\$2,485

*Fresh water in, waste water out, one toilet, one bathroom sink, pressure tank and electric hot water heater.*

**Fully Assembled \$11,316**

Fully assembled from native rough sawn lumber here at our manufacturing facility, this design is delivered to your client-prepared, truck accessible site in one piece. The building is set and leveled by our delivery crew and ready to use when we leave your site. Due to road restrictions, fully assembled models are available in the northeastern United States only.  
**Fully Upgraded Version w/Finished Wood Interior \$24,566**