**768 Sq Ft Customizable Small House**

$44,900 watertight shell or $109,900 finished (does not include well, septic, foundation or land)

24x32 Single Story, 2 beds, 1 bath

8x12 Bathroom, 12x32 Kitchen/Dining Room/Living Room, 8’ walls

Standard 2x6 construction, R19 Insulation in Walls and R30 in Ceiling

Includes 2 doors and 10 windows, vinyl siding, architectural shingles, shiplap interior walls

Estimated time to build onsite - 5 weeks for watertight shell and additional 5 weeks to finish

Diagram

Description automatically generated

Drawing above is a basic sample layout.

**Options:**

Metal Roof – Add $4k

**Additional Estimated Costs Not Included:**

Site clearing/prep - $3k-$12k

Septic - $15k-$25k

Well - $5k-$10k

Land - $50k-$200k

Foundation - $12k-$20k