

# Milla | Spec Sheet



*Materials are subject to change based on availability and/or customer choice.  
Kitchen and bathroom items may be removed, and the price will be discounted accordingly.*

## Foundation

- Generic pier foundation - 10 concrete piers
- Specific foundation design provided if the customer has a soil report
- Helical piers, stemwalls, and more can also be constructed

## Exterior finish

- Cladding: Thermory Ignite black spruce, brush finish (which is thermally modified for rot resistance)
- Roofing: black standing seam metal roof

## Interior finish

- Walls/roof: <https://thermoryusa.com/product/kodiak-spruce-cladding-1x8-c15-jem/> full white or white wash
- Flooring: NuCore Performance Rigid Core LVP (can find different finishes at nationwide Floor and Decor stores)
- Lighting: LED canned lighting
- Loft: black metal ladder, loft railings in pine
- ERV - air exchange

### **Kitchen**

- Cabinetry: Frameless cabinetry design, heavy duty plywood construction, high-end hardware from Superior Cabinets <https://superiorcabinets.us/>
- Countertops: stone
- True Induction double cooktop
- A choice of refrigerator sizes are available in storage space: mini fridge typically
- Delta Essa Black Pull Down (<https://www.build.com/product/summary/1136292>)
- Stainless steel sink

### **Windows and doors**

- Windows: European tilt and turn high performance double insulated glass, German manufactured
- Doors: high performance double insulated, German manufactured

### **Insulation**

- Spray foam insulation standard package:
  - R-38 walls
  - R-38 floor
  - R-49 roof.

Insulation values will adjust to the required building code for all US locations.

Engineered wind load: 139mph

Snow load: 60 PSF (can increase to meet requirements)

### **Bathroom**

- Walk-in shower with a glass wall, a black slim profile shower base, and Fibro shower wall panels in various colors to your choosing.
- Delta Modern black shower head and valve
- One piece sink and vanity from ON Floating Vanities:  
<https://onfloatingvanity.com/collections/frontpage/products/maslow-floating-vanity?variant=39777800093745>
- Toilet: Icera modern skirted white toilet
- LED backlit bathroom mirror
- Wall exhaust fan
- Delta Modern Collection faucet in modern black  
<https://www.build.com/product/summary/1374111>
- Rheem tankless water heater

## **Customizations**

### **Add-ons**

- HVAC - single zone mini split
- Electric floor heating
- Small dishwasher
- Convection oven
- Mini Fridge
- Combo washer/dryer
- Electrical outlets with USB port

### **Exterior Siding Finishes**

- Black standard finish
- Natural Thermory pine (golden brown)

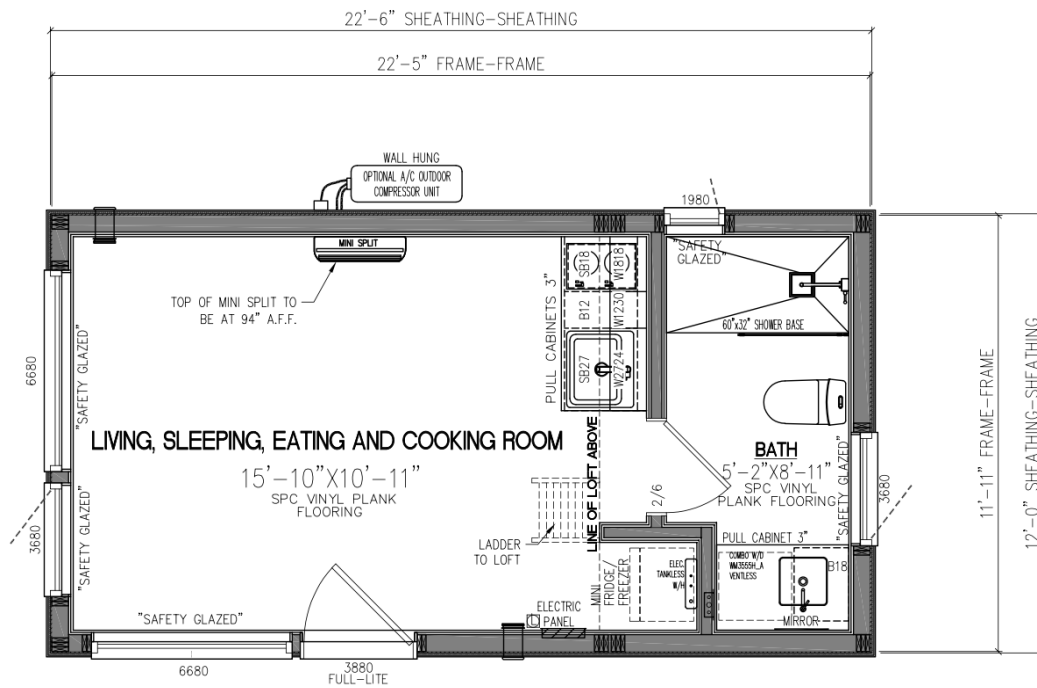
### **Interior**

- Any choice of NuCore LVP finishes
- Engineered hardwood flooring upgrade
- Kitchen cabinetry colors (limited color choices)
- Kitchen countertop colors (limited color choices)
- Lighting: wall sconces, light strips, etc.
- Wall and ceiling paneling in natural wood or other stains

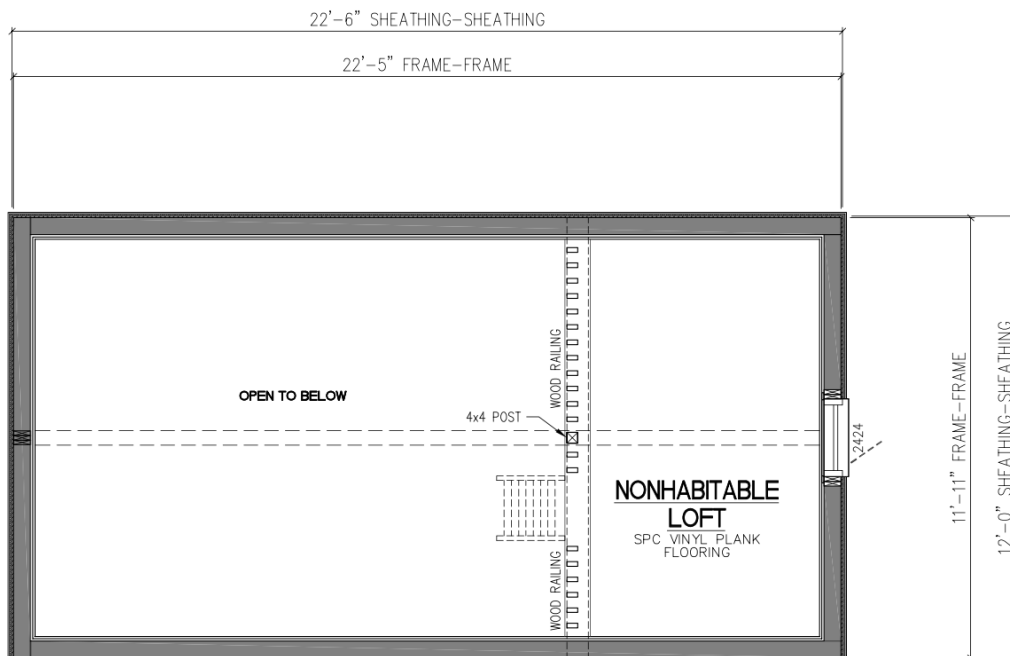
### **Windows/doors**

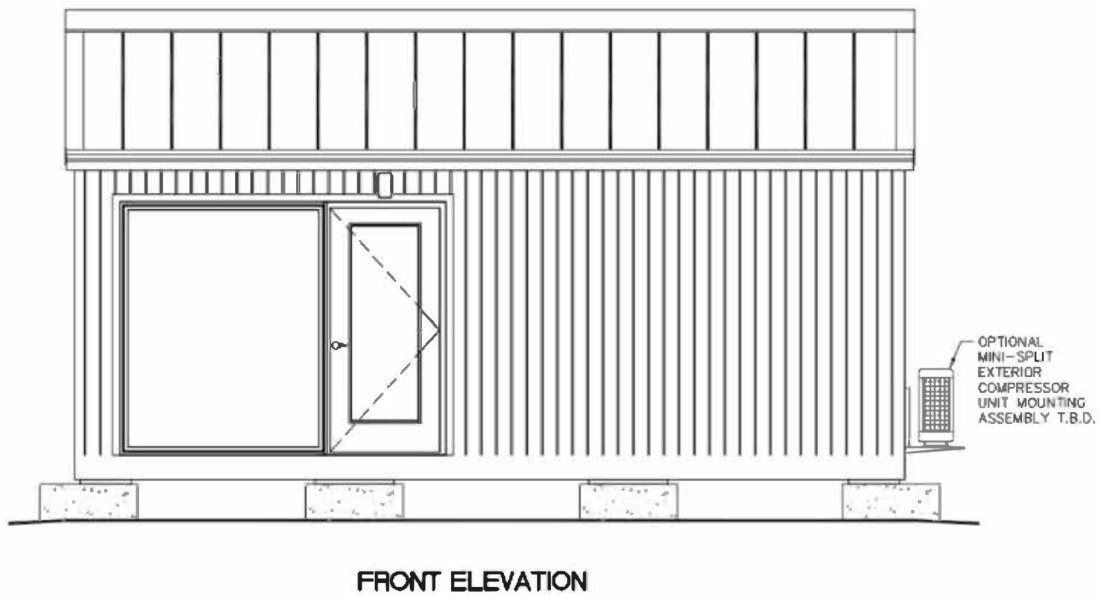
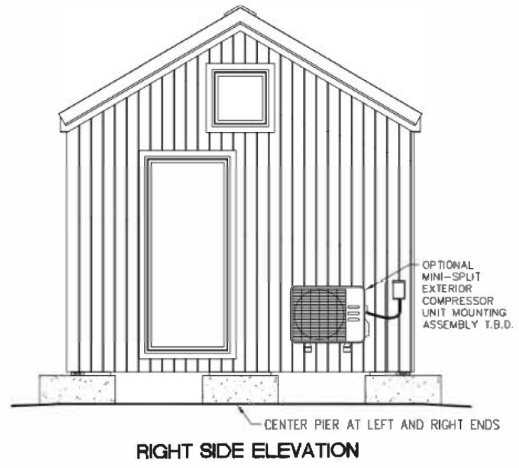
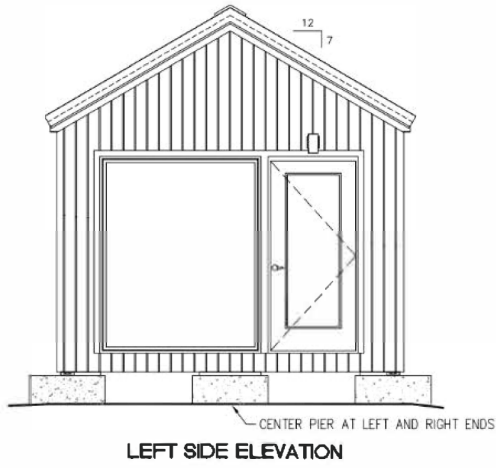
- Option for outswinging entry doors

## Floor plan



## Loft plan





# Foundation

