

## Milla XL | Spec Sheet



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

### **Foundation**

- Generic pier foundation
- Specific foundation design provided if customer has soil report
- Helical piers, stemwalls, and more can be done

### **Exterior finish**

- Cladding: Thermory Ignite black spruce, brush finish (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
- Forte 24 inch 4 burner cooktop
- Delta Essa pull down matte black faucet
- Stainless steel sink
- Additional appliances at cost to client

### **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 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: Delta Modern Black  
<https://www.build.com/product/summary/1374111>
- Rheem tankless water heater

## Customizations

### Add-ons

- HVAC - two single zone mini splits
- Electric floor heating
- Small drawer dishwasher
- Convection oven
- Refrigerator/freezer
- Stacked washer/dryer
- Electrical outlets with USB port

### Exterior Siding Finishes

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

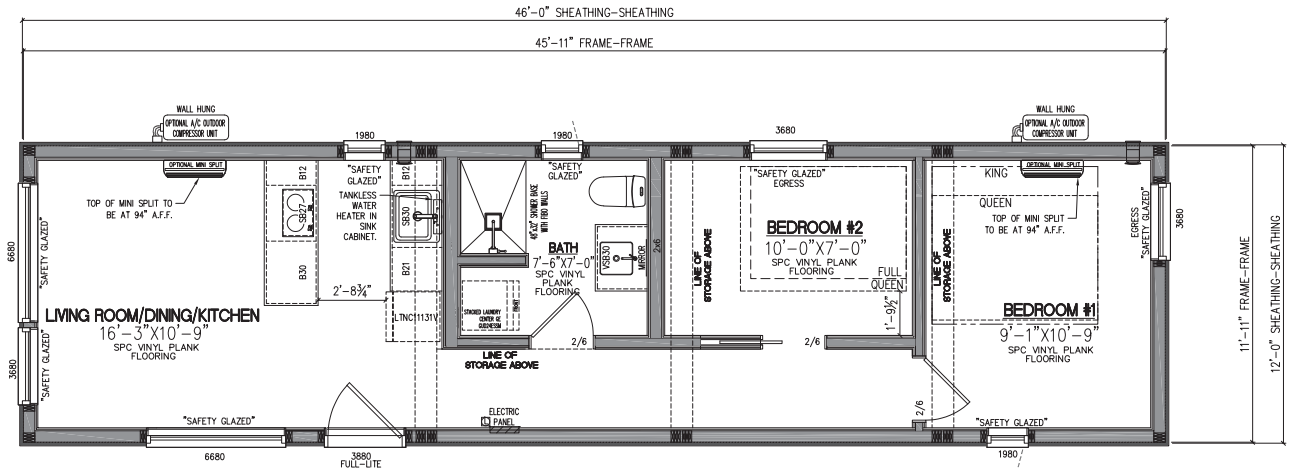
### Interior

- Any choice of NuCore LVP finishes
- Engineered hardwood flooring upgrade is possible
- 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

