

**AMERICA'S MOST AFFORDABLE TINY HOME**



# Joe's House & Home

Pana, IL

**217-562-4312**

[www.joeshouseandhome.com](http://www.joeshouseandhome.com)



**TINY  
HACIENDA**

**1 BEDROOM  
1 BATH**



# EACH GUESTHOUSE IS FULLY FINISHED-OUT!

## WIDER THAN A STANDARD TINY

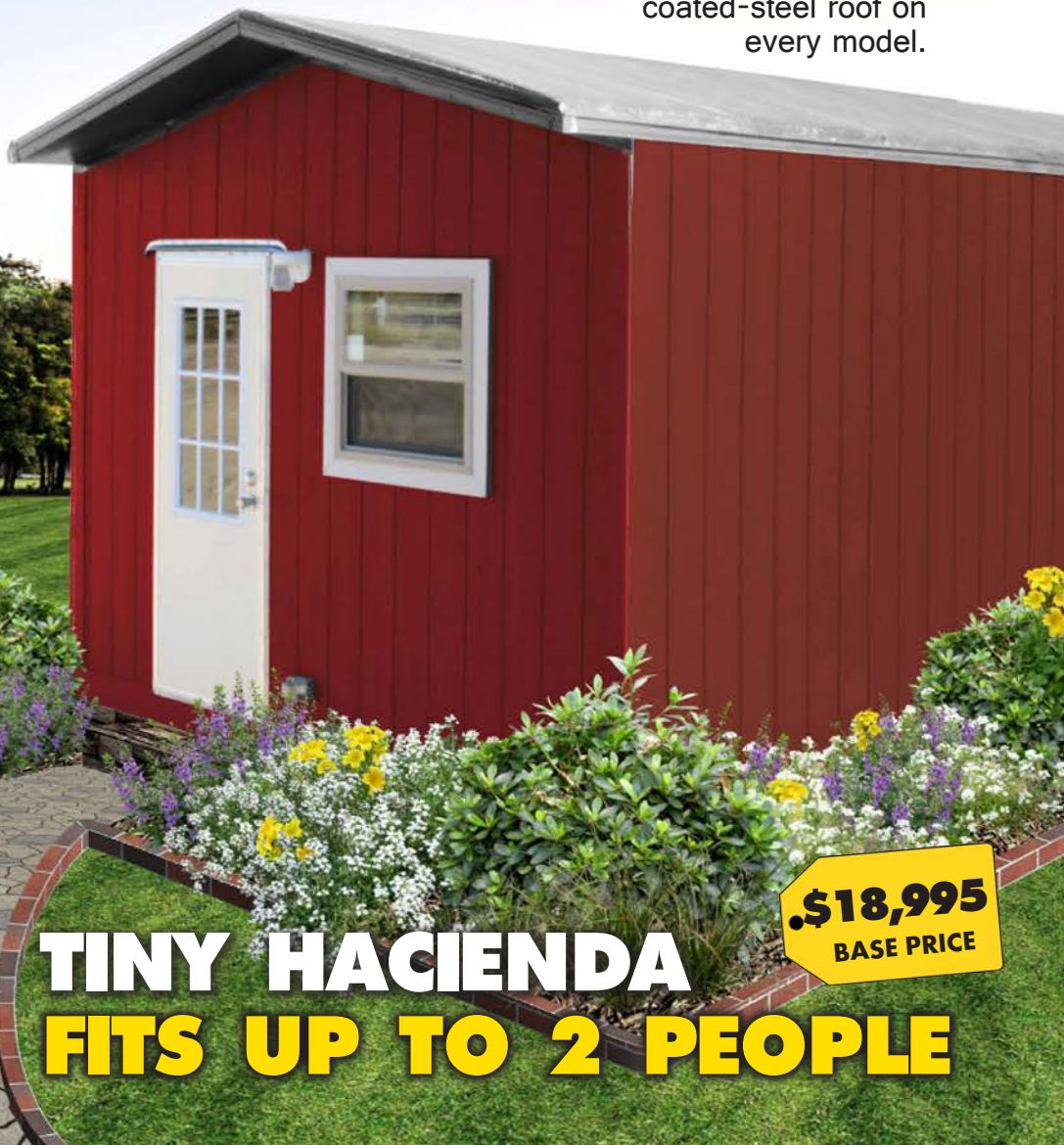
At 11.8 feet wide, our Guesthouse ADU isn't a small shack, but a highly functional space.

## STURDY CONSTRUCTION

Built just like a house with 2x6 floor joists.

## LONG-LASTING RESIDENTIAL SIDING & STEEL ROOF

Features Smart Panel siding that is hail, termite, fungal decay & moisture resistant & a 30-gauge coated-steel roof on every model.



# TINY HACIENDA FITS UP TO 2 PEOPLE

**.\$18,995**  
BASE PRICE



# MASTER CRAFTSMANSHIP

One look inside our Guesthouse will have you raving at the the quality of our construction. With over 3 dozen standard features, including porcelain bathroom sinks and metal faucets, our guesthouses are built-to-last.

## DIMENSIONS

Width: 11' - 8"

Length: 34' - 44'

Height - Base to Peak: 9' - 9"

Height - Interior: 102"

Weight: 8,800 - 10,400 lbs

Interior Sq Feet: 399 sqft

Under Roof Sq Feet:

(with 10' Porch): 533 sqft

## QUALITY DONE RIGHT

In the past 10 years,  
we have built over  
30,000 quality homes.  
This is not our first rodeo.



OPT. SHOWER

STACKABLE  
WASHER & DRYER  
PACKAGE  
OPTION



# HIGHLY-FUNCTIONAL FLOORPLAN DESIGNS

## 399 SQUARE FEET OF LIVABLE SPACE

With 399 square feet of interior space, our guesthouses are quite large, but still occupy a tiny footprint.

## EACH GUESTHOUSE HAS FULL BATH FIXTURES & PRIVATE TOILET ROOMS

No more tiny toilets or cramped shower spaces. Our guesthouse facilities are the same sizes as in your home or office.



**TINY DUPLEX**  
**FITS UP TO 4 PEOPLE**

**.\$19,995**  
BASE PRICE



# THE POSSIBILITIES ARE ENDLESS

**OUR CUSTOMERS HAVE BOUGHT A TINY GUESTHOUSE TO BE USED AS:**

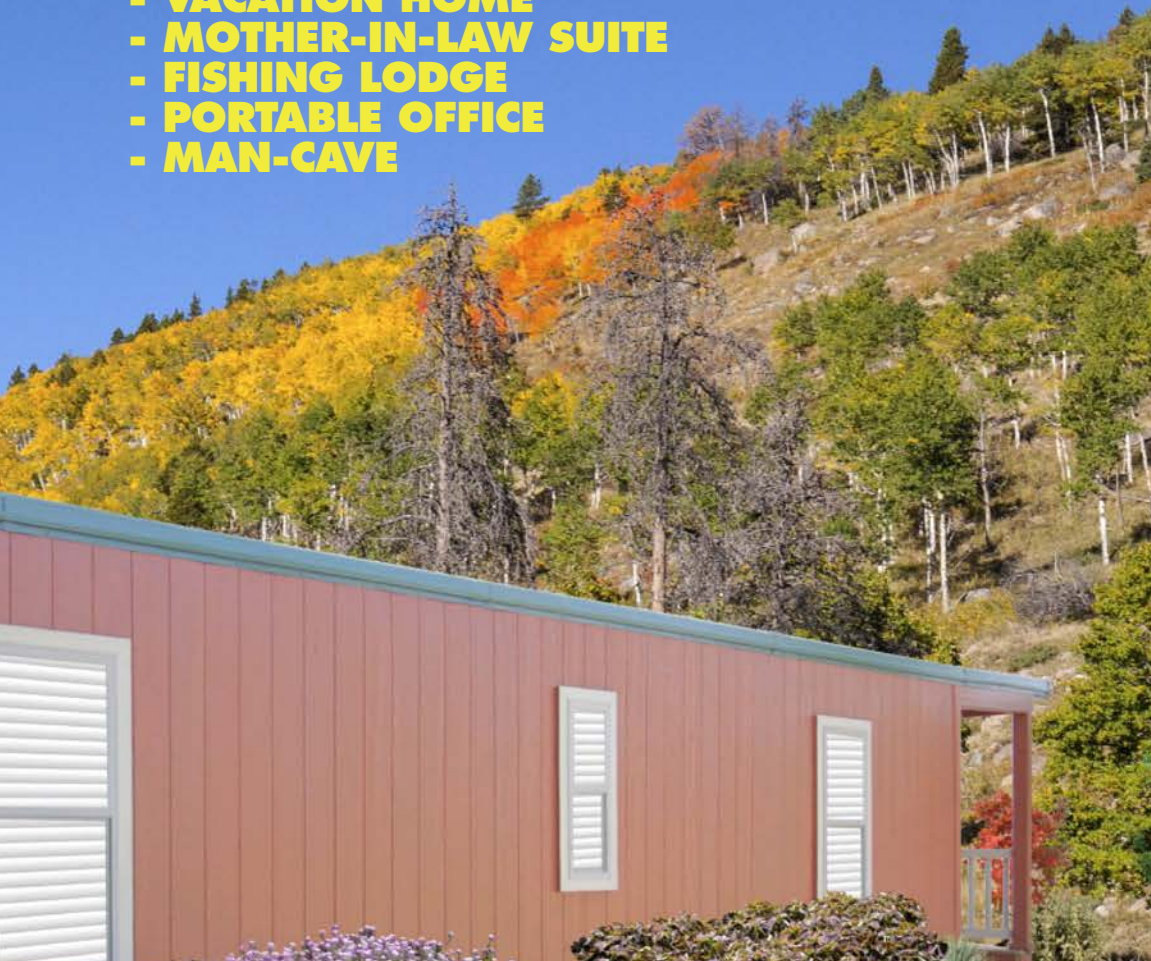
- TINY HOUSE
- HUNTING CABIN
- FARM HOUSE
- VACATION HOME
- MOTHER-IN-LAW SUITE
- FISHING LODGE
- PORTABLE OFFICE
- MAN-CAVE
- WORKFORCE
- RENTAL COTTAGE
- POOL HOUSE

## DUAL PORCH MODEL

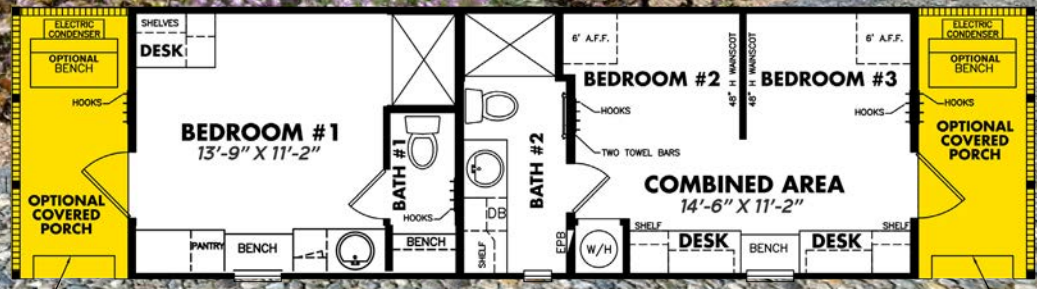
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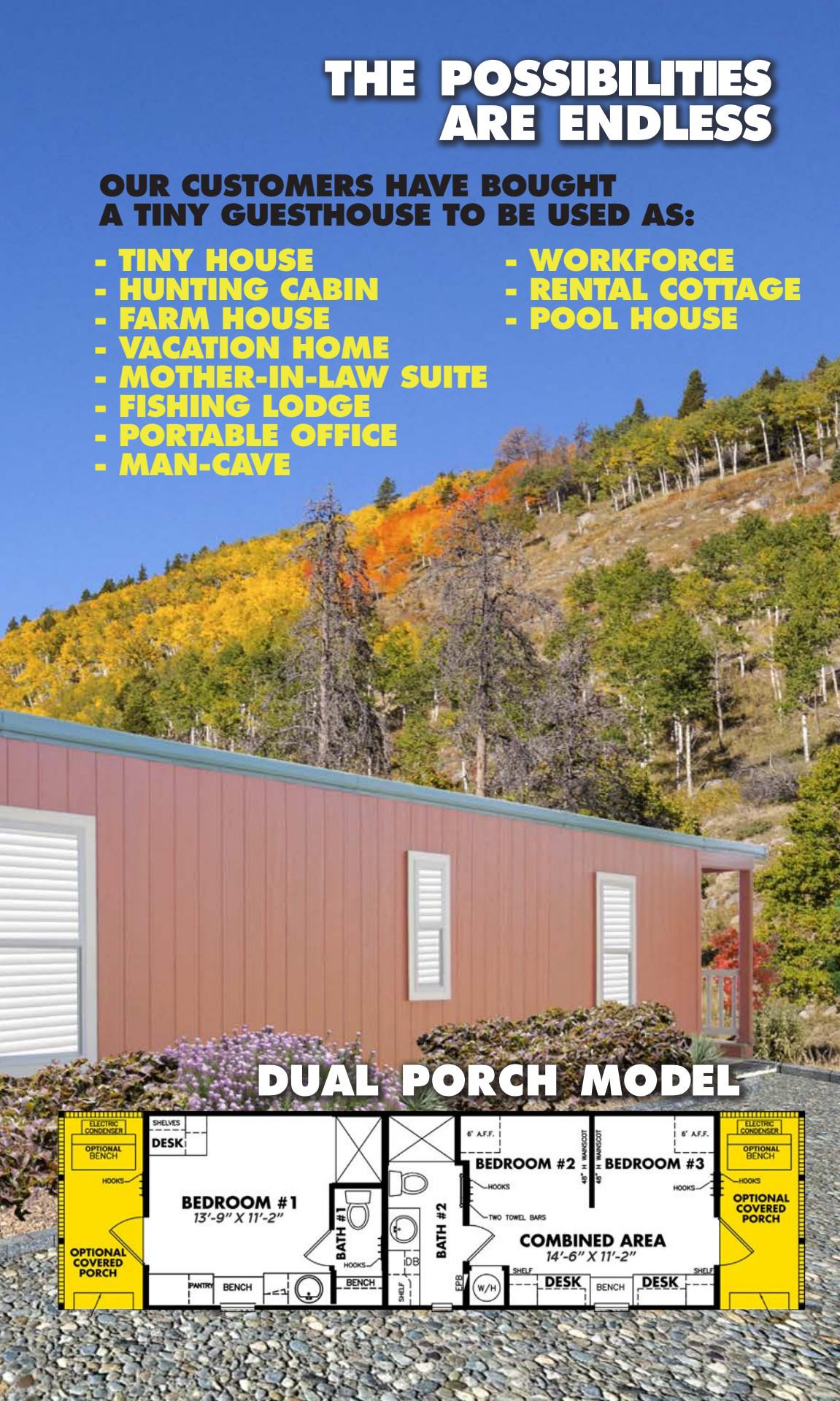
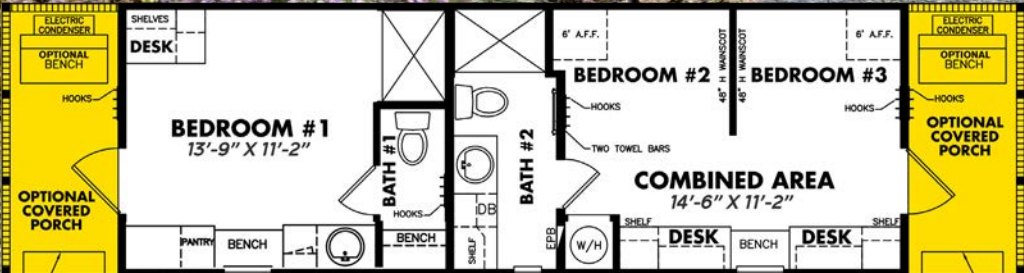
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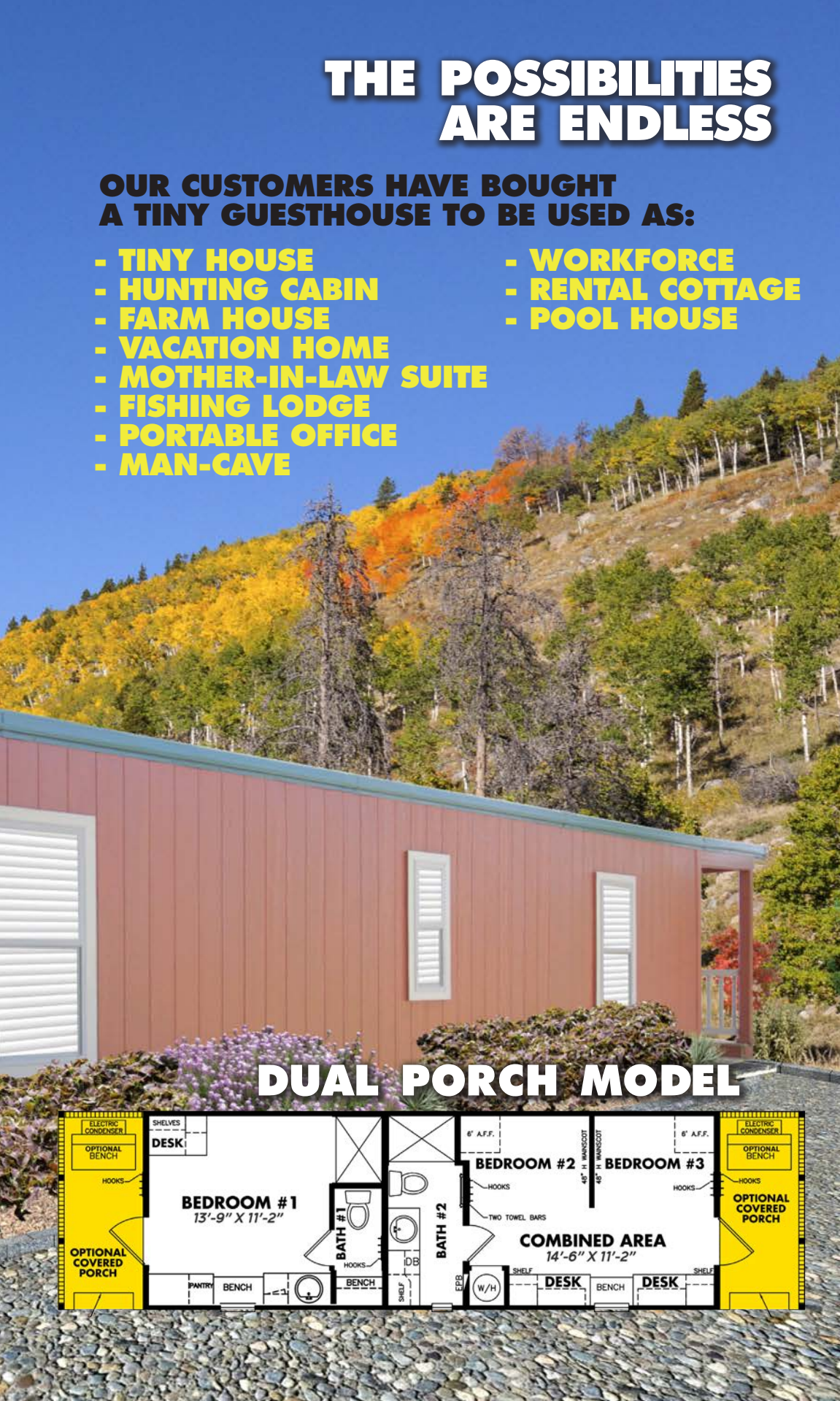


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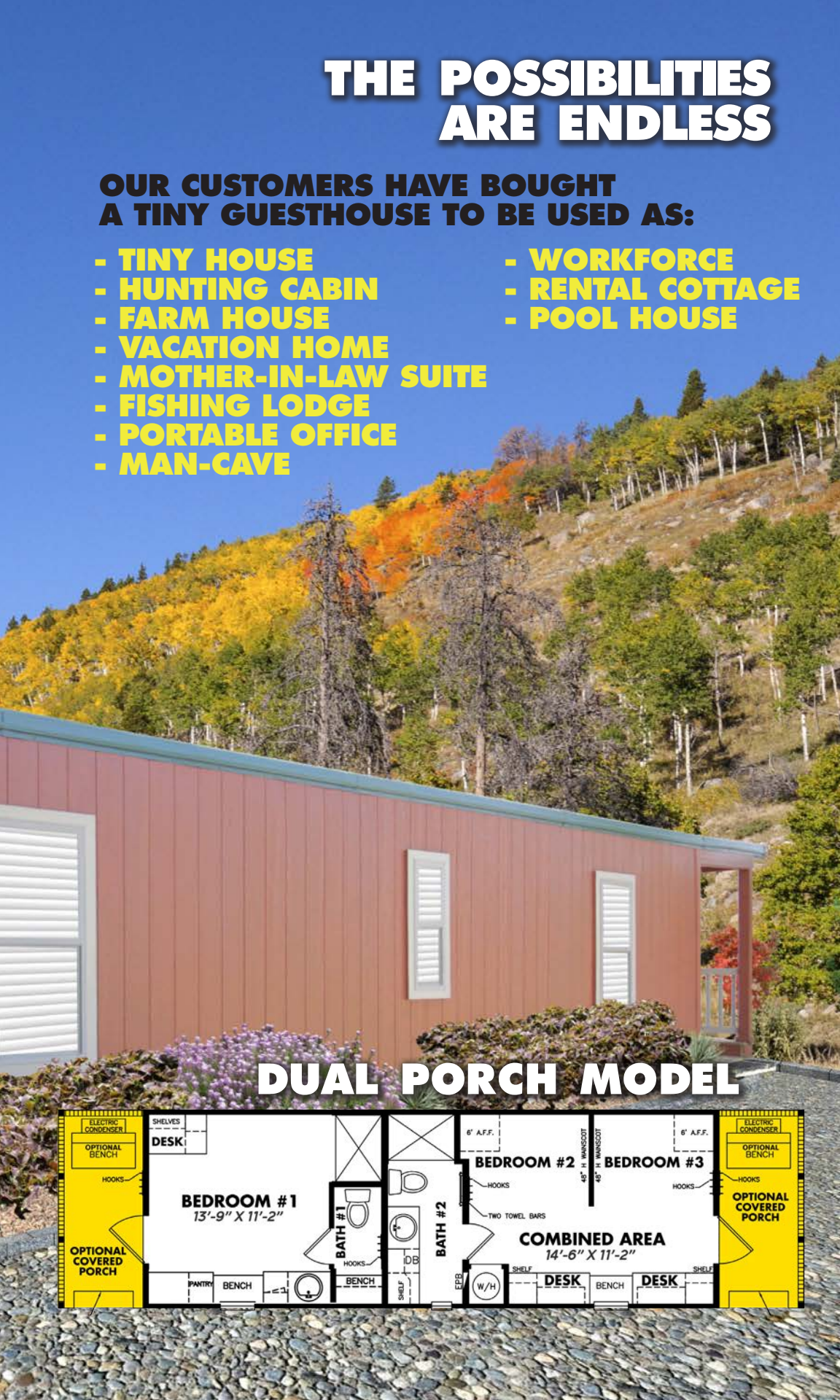
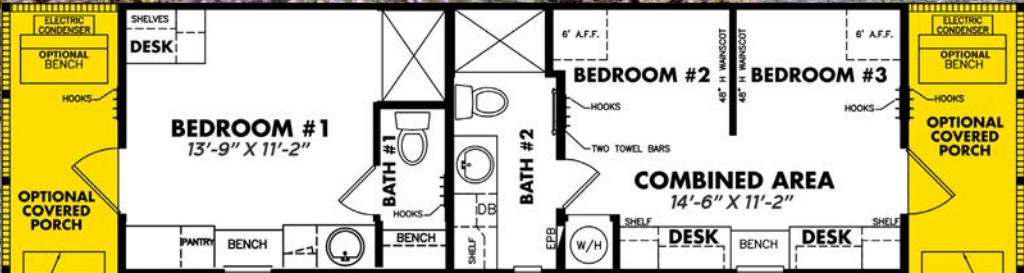
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- POOL HOUSE



## DUAL PORCH MODEL





## **DUCT-LESS A/C & HEAT PRE-INSTALLED!**

Each guesthouse model includes two Mini-Split AC/HEAT units and condensers pre-installed. Also includes a remote control.

## **PLUG & PLAY ELECTRICITY & SEWER**

Easily accessible electricity, water, and drain hook-ups.

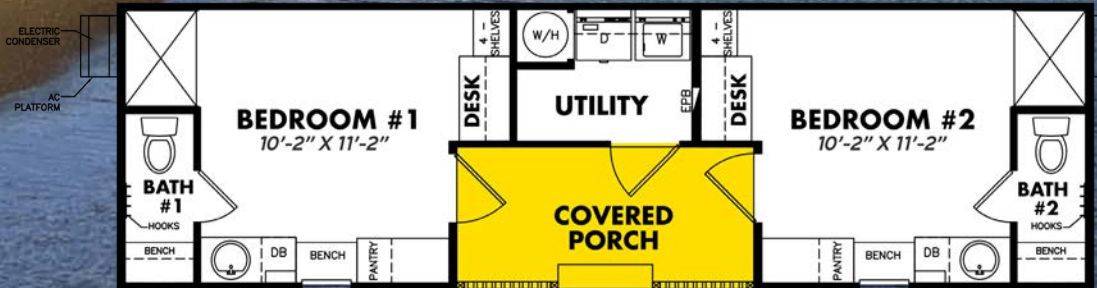


**TINY CONDO  
FITS UP TO 4 PEOPLE**

**.\$21,495**  
BASE PRICE



**AN EXTRA ROOM  
OR TWO WHEREVER  
YOU NEED IT.**



**COVERED PORCH INCLUDED!**



## 1 BED - 0 BATH

PORCH  
OPTION



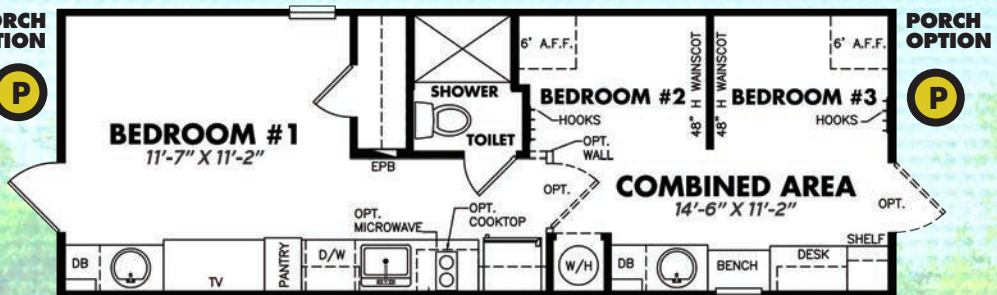
### TINY ENTERTAINER ADD MORE SPACE!

This Tiny is perfect for entertaining guests, with a full kitchen, dining room & a large multi-function living/work/sleep/whatever-you-want space.

**.\$18,895**  
BASE PRICE

## 3 BED - 1 BATH

PORCH  
OPTION



### TINY BUNGALOW POPULAR MODEL!

Similar to the Tiny Duplex, but with 1 shared bathroom and an open floorplan, this tiny floorplan is perfect

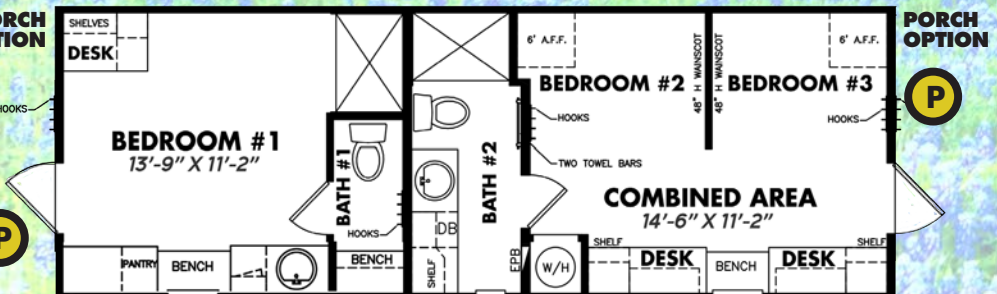
**.\$19,495**  
BASE PRICE

## MAKE IT SUPER-SIZED!

Remove the Half-Wall between Bedroom #2 and Bedroom #3

## 3 BED - 2 BATH

PORCH  
OPTION



### TINY DUPLEX FITS UP TO 4 PEOPLE!

A guesthouse with your privacy in mind. This model features two separate rooms, each with their own sink, shower, and toilet. Make it Super-Sized for an larger space.

**.\$19,995**  
BASE PRICE

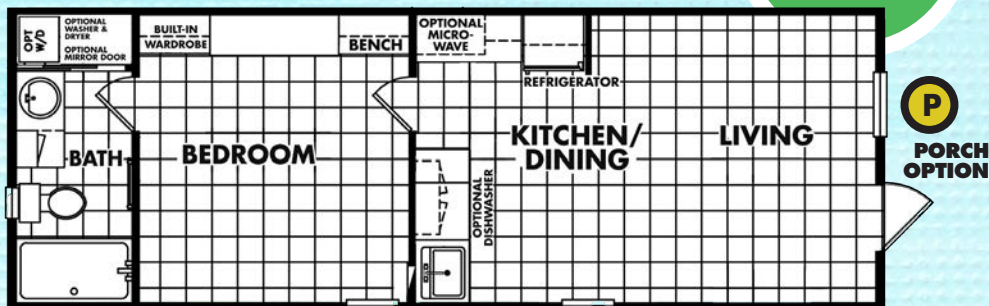


# FLOORPLAN

# SELECTIONS

## TINY HACIENDA

OUR  
MOST  
POPULAR  
MODEL



**1 BED**  
**1 BATH**

**AS SEEN  
ON**

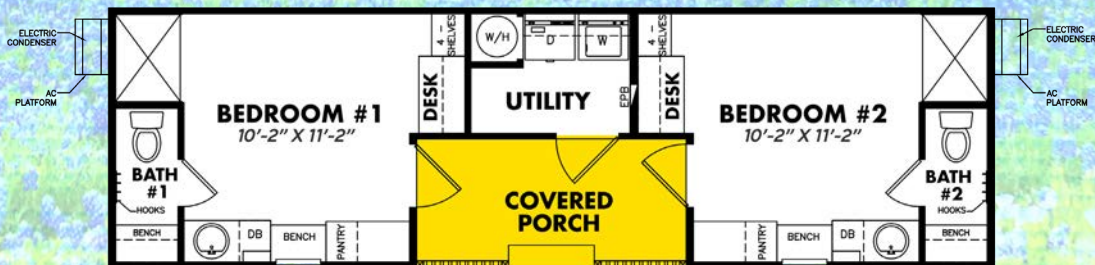
**.\$18,995**  
BASE PRICE

**TINY**

**HGTV**

househunters

## 2 BED - 2 BATH



**TINY CONDO**  
**W/ UTILITY ROOM**  
**& COVERED PORCH!**

**.\$21,495**  
BASE PRICE

With its own utility that can hold a washer/dryer, refrigerator, or large freezer, this model features two separate rooms, each with their own storage, sink, shower, and toilet. Each room has a built-in desk, storage, benches, and countertop space.



# PORCH

# ADD-ON

## LARGE PORCH

• 12' W x 9' L

**\$2,295**  
ADD-ON



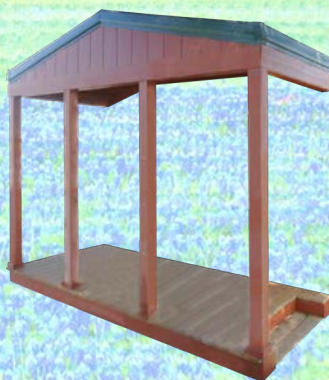
## SMALL PORCH

• 12' W x 5' L

• Optional Bench Available per porch

**\$1,495**  
SINGLE

**\$2,990**  
DOUBLE



BENCH

OPTIONAL  
BENCH  
AVAILABLE  
(NO CHARGE)

## PAINTED PICKETS

**\$195**  
PER PORCH





# INTERIOR

# SELECTIONS

## FREE CABINET SELECTION - CHOOSE COLOR:



**AUTUMN MAPLE**



**SMOKEY WALNUT**

- Your Choice:  
Autumn Maple (or) Smokey Walnut Cabinets
- Vinyl-Wrapped Cabinet Stiles
- Drawers include Rollers & Drawer Slides
- Vacuum-Sealed & PVC Wrapped Cabinet Doors
- Sizes vary based on Cabinet Design



*Electric  
Fireplace*

FROM  
**\$399**



## WIDER WITH MORE ROOM!

Our guesthouse floorplans each have over 350+ square feet of interior space on an 11 foot - 8 inch wide by 34 foot long foundation. Going "Tiny" doesn't mean having to give up your personal space!

Built on a frame that is 4+ feet wider than most RVs, Campers, Outdoor Buildings, and other tiny homes, you will find your new tiny guesthouse provides the optimum level of comfort. Not too small, it's just right.





**\$** Ceiling Fan  
w/ LIGHT

**\$169**  
INSTALLED

**\$** Built-In  
Microwave

**\$295**  
INSTALLED

**\$** Accent Wall

**\$75**  
PER WALL

## ADD YOUR IMAGINATION!

Our guesthouse floorplans are designed with full-size furniture-friendliness in mind to ensure your tiny vision becomes a reality. We also ensure built-in storage is readily accessible in every room. With full-sized sink & faucets, beautiful countertops and cabinetry standard in every home, our tiny guesthouses are ready to be enjoyed from day one.



# EXTERIOR

# SELECTIONS



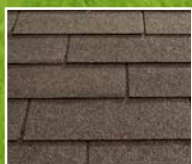
Choose your  
**METAL ROOF COLOR:**

Painted  
Green

Painted  
Tan

**STD**  
STANDARD

**OR** Upgrade to a  
**SHINGLE ROOF** 💰



Weathered  
Wood



Hunter  
Green



Heather  
Blend

**\$995**  
SHINGLES





# TRANSPORT CARRIER

We charge a mandatory \$1499 deposit to use our Tiny Guesthouse Transport Carrier.

**TRANSPORT CARRIER INCLUDES:**

**TRANSPORT FRAME  
HITCH  
WHEELS  
TIRES  
AXLES**

**\$1499**  
DEPOSIT  
MANDATORY

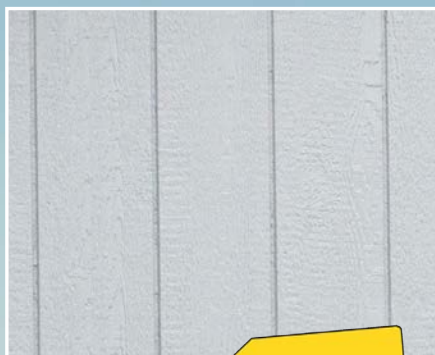
\* See sales contract for deposit refund policy terms & conditions.



# EXTERIOR

# SELECTIONS

Choose your **SIDING TYPE:**



## SMART PANEL

Vertical  
Woodgrain  
Smart Panel  
Siding



## SMART LAP

Horizontal  
Overlapped  
Smart Panel  
Siding



\* Requires  
Shingle Roof  
Addition

Smart Lap  
Color:  
Brick Dust



Choose your **SIDING COLOR:**



Livingston



Rio  
Grande



Copper  
Hide



Intellectual



Black



Custom Tan



Wheat  
Bread



Golden  
Fleece



Olive  
Sawdust



Burnt  
Carmel



Brick  
Dust



Burgundy



Plymouth  
Gray



Porpoise



Cavalry  
Blue



Smoke  
Blue



# OR Upgrade to a **STAINED LAP SIDING**

\* Requires Shingle Roof Addition



**CEDAR STAIN  
SMART LAP**

Cedar Woodgrain Finish

**.\$1,995**  
UPGRADE



**SILVER ASH  
SMART LAP**

Silver Woodgrain Finish

**.\$1,995**  
UPGRADE





# DOOR

# UPGRADES



• **STD**  
INSTALLED

**STANDARD**  
**DOOR**  
OUTSWING



• **ONLY**  
**\$95**

**STEEL**  
**DOOR**  
INSWING



• **ONLY**  
**\$195**

**HALF-MOON**  
**DOOR**  
INSWING



• **ONLY**  
**\$295**

**GLASS ARCH**  
**DOOR**  
INSWING



**POPULAR**

**ADD-ONS**



**BUILT-IN  
MICROWAVE**

1000 watt - 1.6 cu ft

• **\$295  
INSTALLED**

**2-BURNER  
ELECTRIC COOKTOP**

Cook like a pro with this 2-Burner cooktop

\* Requires 100 Amp Breaker Box (\$200)

• **\$295  
INSTALLED**

**PAINTED  
INTERIOR DOORS**

Add warmth to your Tiny.  
Seal Skin or Porpoise

• **\$195  
INSTALLED**

**CEILING ACCENT  
BEAMS**

Decorative Ceiling Accent Beams

• **\$299  
INSTALLED**

**ICEMAKER**

Add an icemaker & water line to  
the fridge inside your Tiny Hacienda,  
Tiny Bungalow, or Tiny Entertainer

• **\$195  
INSTALLED**



# NO LOFT BEDS OR LADDERS!

Wide enough for a king-size bed and two nightstands, our Hacienda bedroom is built for space & personal comfort! Coming in at over 100 square feet of space, the Hacienda bedroom comes with a large built-in media center & storage area.

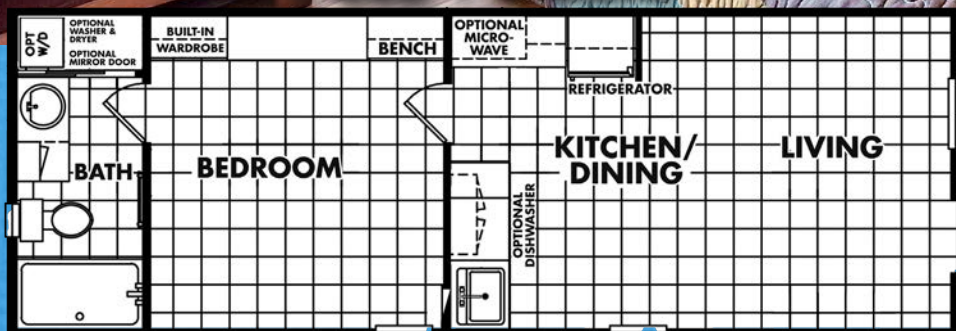


Wainscot

\$65  
PER WALL

## TINY HACIENDA 1 BED - 1 BATH

**.\$18,995**  
BASE PRICE



Each room includes a mini-split ductless AC/HEAT system installed.



## **EACH ROOM INCLUDES:**

a mini-split ductless AC/HEAT system  
installed - Included in Base Price!



## **FULL-SIZE PRIVATE BATH!**

Adjacent to the bedroom is a private bathroom featuring a large countertop with integrated backsplash and a full-size sink with faucet, mirror with globe lighting, underneath storage cabinets, a 3-drawer bank, separate medicine cabinet, a window, and a full-size bathtub & toilet.

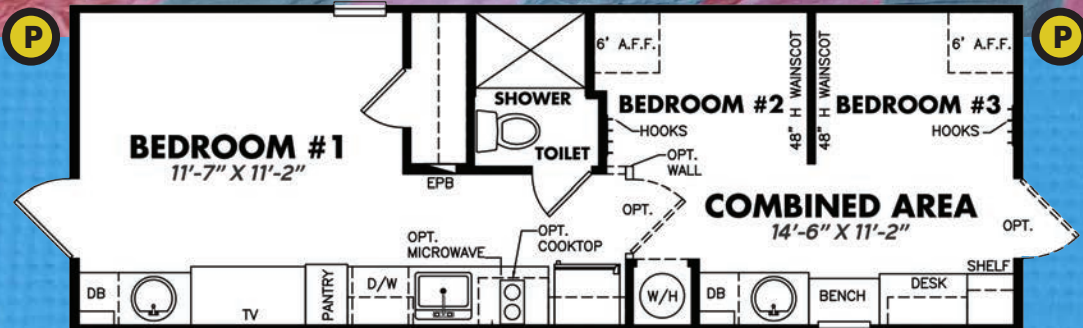




# TINY BUNGALOW

## 3 BED - 1 BATH

**.\$19,495**  
BASE PRICE



Each room includes a mini-split ductless AC/HEAT system installed.



💰 Ceiling Accent  
Beams

• \$299



**AC & HEAT  
INSTALLED**

## TINY BUNGALOW

## UPGRADES

See retailer for current price list.

- Covered Porches (Small or Large)
- Painted Picket Porch Surround
- Shingle Roof
- Smart Lap Siding
- Ceiling Fan (qty: 1)
- Ceiling Accent Beams
- Steel Door w/ Half-Glass Window
- 100 AMP Breaker Box
- Accent Wall
- Wainscot Trim
- Built-in Microwave
- Dishwasher
- 2-Burner Electric Cooktop
- Elongated Toilet





**AC & HEAT  
INSTALLED**

## TINY DUPLEX

## UPGRADES

See retailer for current price list.

### EXTERIOR

- Covered Porch (Small or Large)
- Dual Small Porches
- Painted Picket Porch Surround
- Shingle Roof
- Smart Lap Siding
- Steel Door w/ Glass Window

- Remove Half-Wall (Supersize)
- Accent Wall
- Ceiling Fan in Master
- Ceiling Accent Beams
- Wainscot Trim
- Elongated Toilet (qty: 2)



# MAKE IT **SUPER-SIZED!**

Remove the Half-Wall between Bedroom #2 and Bedroom #3 to create a monster living space in the Bungalow or Duplex!



## **TINY DUPLEX** **3 BED - 2 BATH**

**\$.19,995**  
BASE PRICE



Each room includes a mini-split ductless AC/HEAT system installed.

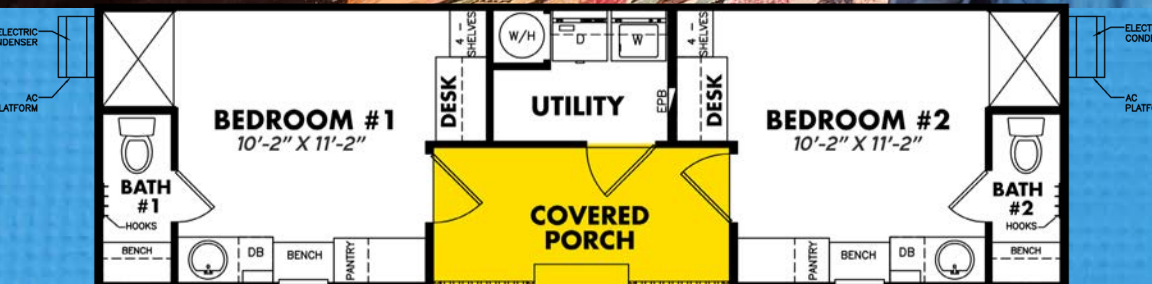




# TINY CONDO

## 2 BED - 2 BATH

**\$21,495**  
BASE PRICE



Each room includes a mini-split ductless AC/HEAT system installed.





## TINY CONDO

## UPGRADES

See retailer for current price list.

- Shingle Roof
- Smart Lap Siding
- Steel Door w/ Glass Window
- Washer & Dryer

- Ceiling Fan in Each Room
- Ceiling Accent Beams
- Accent Wall
- Wainscot Trim
- Elongated Toilet (qty: 2)



# HACIENDA

# UPGRADES



## WASHER & DRYER PACKAGE

Add a Washer & Dryer Package to the Tiny Hacienda model.

- Stackable Washer & Dryer
- Plumbing Installation
- Includes (1) Wardrobe & Mirrored Closet Doors
- 100 Amp Breaker Box Required (\$200 additional)

• **\$1,795**  
INSTALLED

## WARDROBE

Add a beautiful 36" wardrobe to your Tiny Hacienda.

Features a clothing rack and ample overhead & underneath storage.

• **ONLY \$195**

## MIRROR CLOSET DOORS

Add Mirrored Closet Doors to the closet in the Tiny Hacienda.

• **ONLY \$295**



**SETUP**

**POSITION,  
DROP, &  
BLOCK SETUP**

**2 HEIGHTS TO  
CHOOSE FROM**



**15"**

**PDB  
SETUP**

**FREE IN  
EXCHANGE FOR**

**Axles + Tires + Hitch all  
Returned back to our Factory**

**• \$649**

**• FREE!  
CONDITIONS  
APPLY\***

**7"**

**I-Beams + Axles  
+ Tires + Hitch  
Removed & Stay On-Site**

**• \$1,099  
CASH  
BUYER ONLY**



Decorative Skirting & Steps are Not included & just for display purposes.  
See your local home supply store to purchase.