

12x26 Apple Blossom Cottage

Call Toll-FREE: 1.866.297.3760

The Apple Blossom Cottage is the perfect retreat. Serene and simple, this comfortable space will sleep five. Enjoy the spring scents of lilacs & apple blossoms from the front porch knowing that your stay will be making a very small footprint on the ecosystem.

A private bedroom includes a single over double bunk bed. The separate bathroom has a hot shower and great water pressure. The living room is equipped with a futon that can fold out to a full bed.

Though designed as an office, the quaint front porch and cozy interior make this building an asset to any landscape as a kid's playhouse, pool house, guesthouse, workshop, cabana, artist studio or simply a personal retreat.

See the construction and the finished product at: <https://www.youtube.com/watch?v=MBNwdgC2w7I>

All of our wood sheds, storage sheds, garden sheds, cottages and utility enclosures are built of the finest Vermont lumber and handcrafted for long life and durability.

Included in the kit: *All Fastening Hardware
*Step-by-Step Plans

Specifications:

Square Footage: 312 sq ft, 264 sq ft Interior

Overall Dimensions: 13'2" W x 27' 8" L x 10' 6" H

Foundation Recommendation: 6"-8" Crushed Gravel
4" Reinforced Concrete Pad

Floor: Two 6x6x26 Hemlock Skids

2x6 Hemlock Floor Framing 16" on center

3/4" CDX Plywood flooring

1" Hemlock Decking on Porch

4x12 Porch with 12x22 Interior Space

Walls: 4x4 Post and Beam wall frame
82" Wall Height

Doors: Single 3-0 JCS-built Door

Siding: 1" Pine Board and Batten siding

2" Rough Sawn Pine Trim includes Front & Bearing
Wall Fascia & Shadow

1" Rough Sawn Pine Trim Corner boards, Door &
Window Trim

Windows: Two 2x3 Hinged Barn Sash Windows

Wood Louvered Vent

Roof: 2x6 Rafters 24" on Center

1x4 Strapping 20" on Center on Rear

4/12 Gable Roof Pitch

2x6 Rough Hemlock Exposed Collar Ties

Green Corrugated Metal Roofing

Porch: 48 sq/ft Porch with (2) 4x4 Hemlock Posts

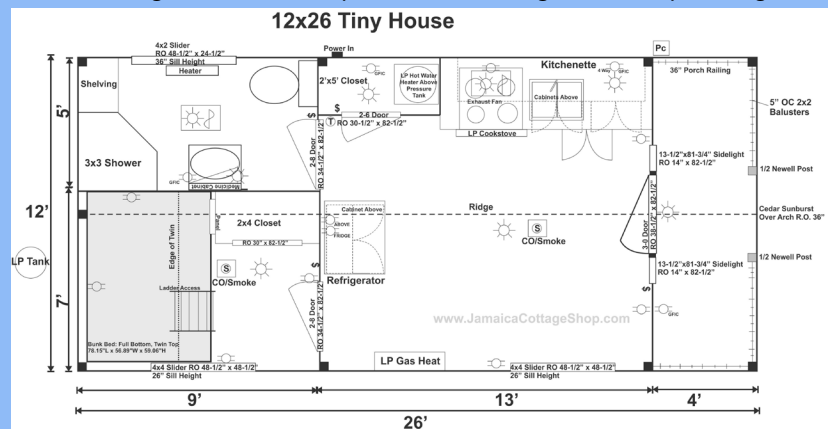
Kit Weight: 6,500 lbs

Shipping Cube Size: 42"x48"x192"
#2: 42"x36"x120"

Assembly Time: Two People, 40 Hours



**Photo and Floor Plan are of finished, as built Apple Blossom Cottage, Base building does not include partitions, furnishings, electrical, plumbing, etc.



Complete Kit \$16,338

Jamaica Cottage Shop, Inc. engineered the plans for our designs to do-it-yourself homeowners. The rough sawn native Vermont lumber package has all the pieces cut and ready for assembly. It includes a cut and notched hemlock post and beam frame and pre cut pine siding. The fasteners, hardware, windows, and doors are included as well as the step by step plans. The kit is geared to a do-it-yourself homeowner with beginner knowledge of carpentry.

4 Season Home \$65,523

As you see it here. Fully assembled with insulation, plumbing, heating, electrical and other amenities. 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.