



# 12x24 Xylia

Call **Toll-FREE: 1.866.297.3760**

The word "Xylia" is Greek, meaning "of the woods." These cottages are designed to be easily delivered to your remote northeastern destination. This cottage can ultimately be your year-round country retreat with an upgrade to a fully insulated interior and the addition of a heat source.

The Xylia is available fully assembled and delivered within the northeastern United States. Because it is completely built here at our manufacturing facility, the options for customization are abundant. The addition of partitions will turn this building from an open floor plan to a one bedroom, one bath cottage with a cozy living/kitchen area. A composting toilet and solar camp package will give you the amenities of home, while allowing you to remain "off the grid" in your country cabin.

**Included with Kit:** \*All Fastening Hardware  
\*Step-by-Step Plans

### Specifications

**Square Footage:** 288 sq/ft

**Overall Dimensions:** 11'6" H x 13'2" W x 25'2" L

**Recommended Foundation:** 8"-12" of Crushed Gravel

**Floor:** Two 6x6x24' Rough Sawn Hemlock Skids  
2x6 Rough Sawn Hemlock Floor Joists 24" on Center  
3/4" CDX Plywood Flooring

**Walls:** 4x4 Hemlock Post and Beam  
Wall Height 60"

**Doors:** Single 3-0 JCS-Built Pine Door

**Windows:** Two 2x3 Eight-Lite Hinged Barn Sash  
Two 4x2 Ten-Lite Hinged Barn Sash  
One Stained Glass Roundel

**Siding:** 1" Rough Sawn Pine Board & Batten

**Trim:** Rough Sawn Pine 2x8 Fascia and 2x4 Shadow  
1" Rough Sawn Pine Trim: Corners, Door, & Window

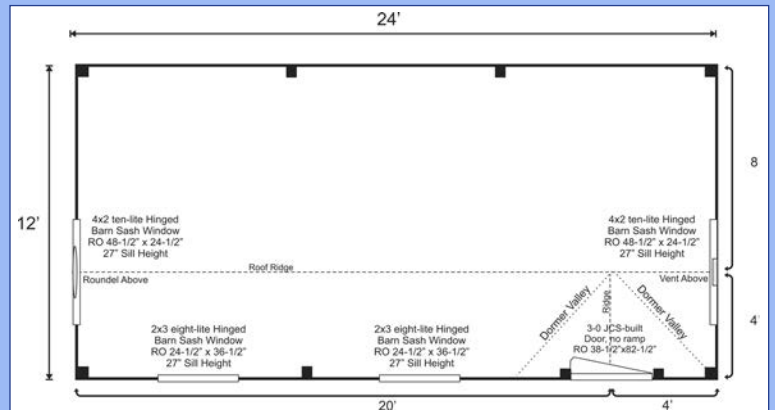
**Roof:** 2x6 Rough Sawn Hemlock Rafters 24" on center  
12/12 Front & Dormer Pitch, 4/12 Rear Pitch  
Corrugated Metal Roofing: 29g Color: Evergreen

**Wood Louvered Vent**

**Kit Weight:** 6,000 lbs

**Shipping Cube Size:** 42"W x 36"H x 120"L  
42"W x 48"H x 168"L

**Assembly Time:** 2 people, 40 hours



### Additional Options

|  |                     |
|--|---------------------|
| Composting Toilet  | starting at \$650   |
| Plumbing Package   | starting at \$2,895 |
| <i>Plumbing for: fresh water in, waste water out, one toilet, one bathroom sink, pressure tank and electric hot water heater</i> |                     |
| 2x3 Insulated Window with Screen   | \$328 each          |
| 4x2 Insulated Sliding Window with Screen   | \$595 each          |
| 3-0 Nine-Lite Insulated Steel Door   | \$574               |

### Plans \$34.95

Jamaica Cottage Shop, Inc. engineered the plans for our designs to do-it-yourself homeowners. The detailed plans include foundation options, a shopping list, and a color coded cut list. The trigonometry of the roof triangles has all been simplified with tracing the cut out roof templates. The plans are set for full dimensional lumber and provide a clear step-by-step path.

### Pre-Cut Kit \$9,053

Fully assembled from native rough sawn lumber here at our manufacturing facility, this design is delivered to your client-prepared, truck accessible site in one piece. 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.