



***2024-2025 ADU Catalog***

**Dear Future TINY Homeowner,**

**Thank you for considering us as your partner in creating the perfect tiny home. We are thrilled to be New Hampshire's ONLY ADU-specific construction company.**

**As an on-site home builder, we recognize that each client's needs for an Accessory Dwelling Unit or tiny home are unique. Whether you're looking to provide a comfortable home for a loved one or generate additional rental income, our models are designed to provide flexible living solutions that grow with you.**

**Unlike prefab homes, our approach eliminates the hassle of transportation and installation fees, allowing us to construct your home exactly where and how you envision it, adding tremendous value to your property. From financing, to design and permitting, to the final touches, we provide a full-service experience that covers every detail, ensuring a smooth and stress-free process.**

**We understand that choosing to build a tiny home is a big decision, and we're thrilled you're considering Kinstruct Tiny Homes as your partner!**



**1**

**Property Analysis**

Site visit to determine the feasibility of putting an ADU or tiny home on your property, get an estimate.



**2**

**Design**

Work with our expert design team to customize a plan to meet your lifestyle and design needs.



**3**

**Permitting**

Our team will prepare all floorplans, construction docs, site plans, and documentation required to complete the permitting process.



**4**

**Build**

From foundation to finishes, we handle everything to complete the build experience seamlessly and efficiently.



**5**

**Move In**

We do a final walk-through to ensure everything is perfect. We hand over the keys to your brand new Kinstruct Tiny Home!

**THE  
KINSTRUCT  
ADU  
SYSTEM**

# Standard Inclusions

Our goal at Kinstruct Tiny Homes is to be your one-stop-shop for the design, permitting, and building of your custom tiny home!

When you receive a quote from one of our ADU-experts, you can be sure it includes all of the following:



## Administrative & Site Prep

Architectural design, Custom construction documents, renderings, site plans, permitting services (including conditional use permitting), septic system design and install if required, tree removal if needed

## Exterior

Concrete Slab Foundation, 4' Frost Walls, Crawl Space, 2x6 Exterior Wall Framing, Gable Style Roof, 8' Flat Ceilings, 2x4 Exterior Trim, Vinyl Windows, GAF Timberline Shingles, Sherwin Williams Paint

## Interior

½" Drywall with smooth plaster finish, Quartz Countertop, Cabinets (Shaker or Slab style), Subway Tile Kitchen backsplash, Shower Tile, Allowance for Fixtures and Lights, Shaker Interior Doors, Premium Luxury Vinyl Plank Flooring, 1x4 Baseboard and Interior Trim

## Appliances

All included appliances are GE and come in Stainless Steel finish, unless otherwise noted.

30" Top-Freezer

Refrigerator

30" Electric Range

30" Over-the-Range Microwave

24" Dishwasher

Hybrid Heat Pump/Water Heater

Mini Split HVAC Unit

All-Electric Unit

Upgrade packages available

## Utility Connections

Measured specific to your property, includes main home panel upgrade if needed



Prices starting at:

***The Sunapee***  
Studio Series



\$150,000

***The Ossipee***  
One Bedroom Series



\$215,000

***The Tecumseh***  
Two Bedroom Series



\$250,000

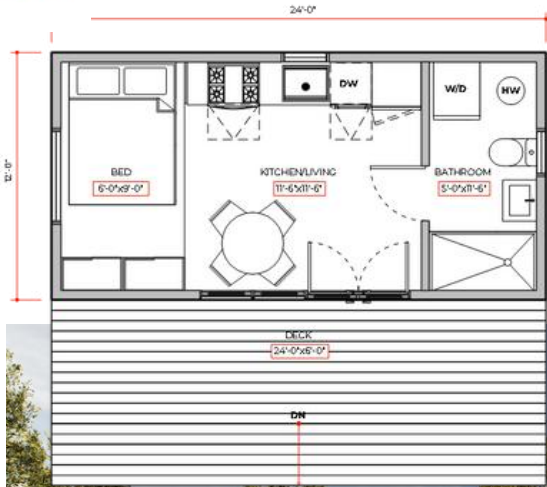
***The Gunstock***  
Garage Series



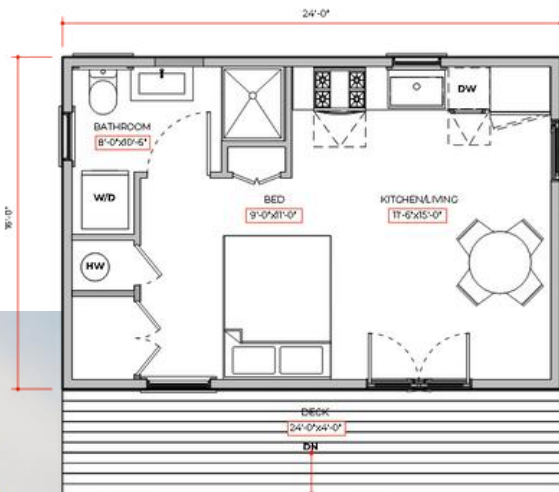
\$275,000

\*not including site-specific utility connections

# “The Sunapee 288” (12' x 24')

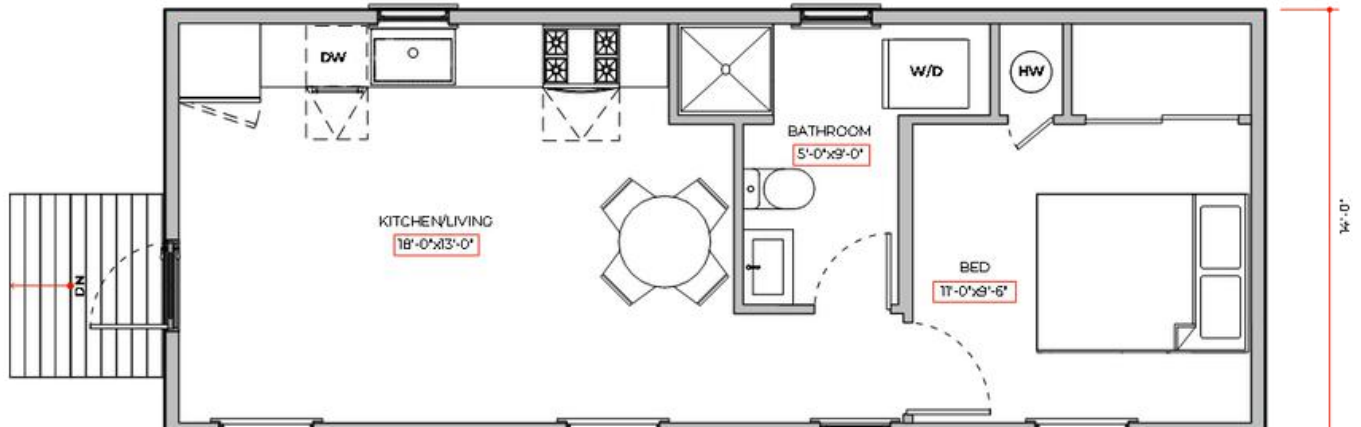


# “The Sunapee 384” (16' x 24')





# "The Ossipee 504" (14'x36')

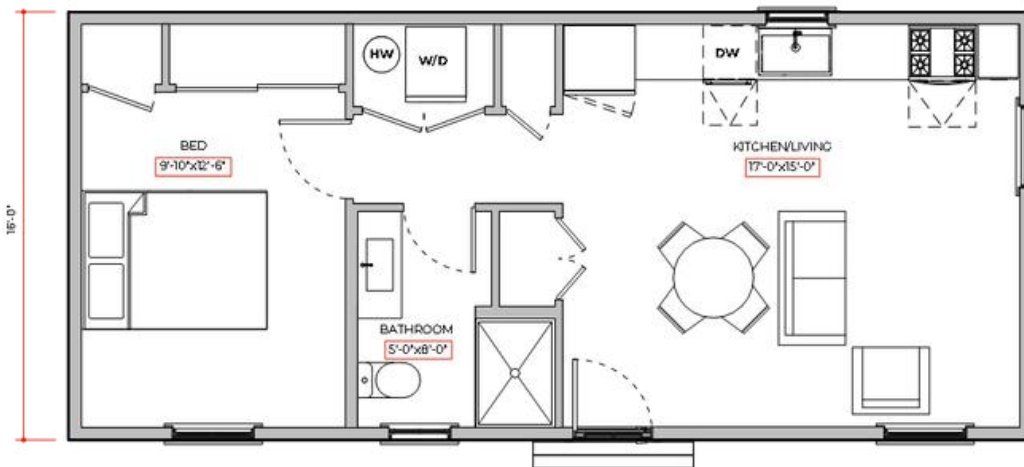




# "The Ossipee 576<sup>2</sup>" (24'x24')

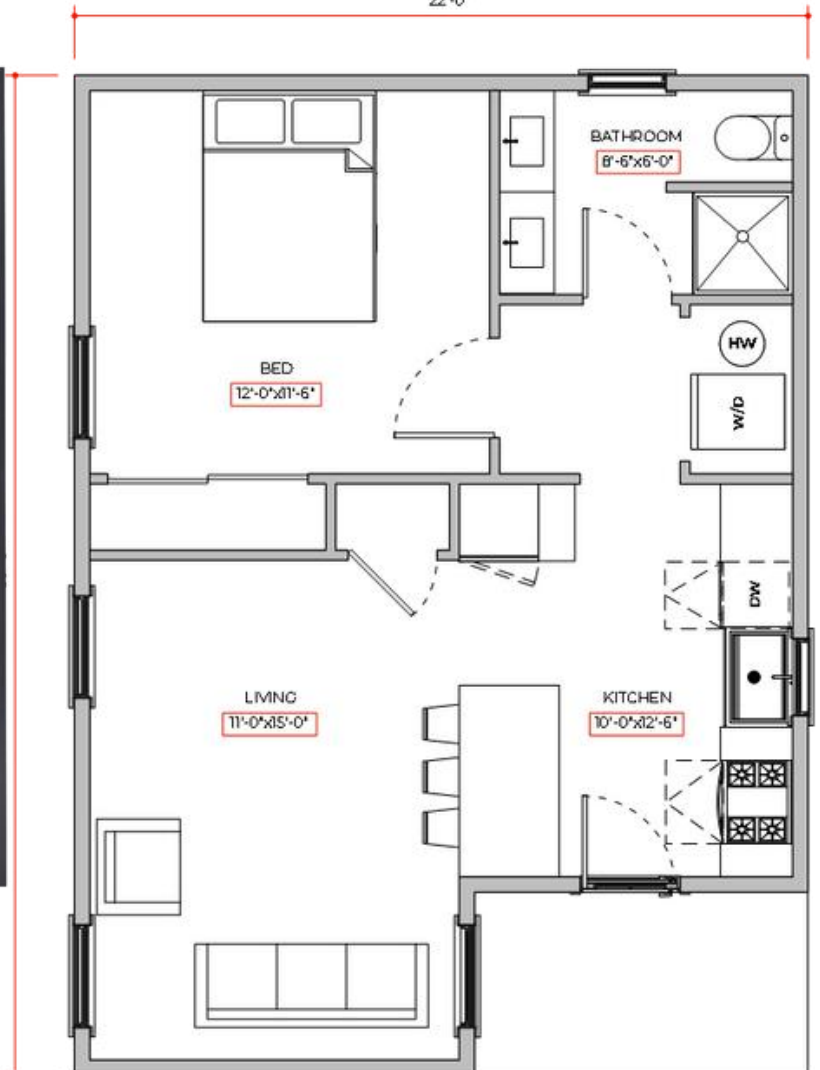


# "The Ossipee 576" (16'x36')



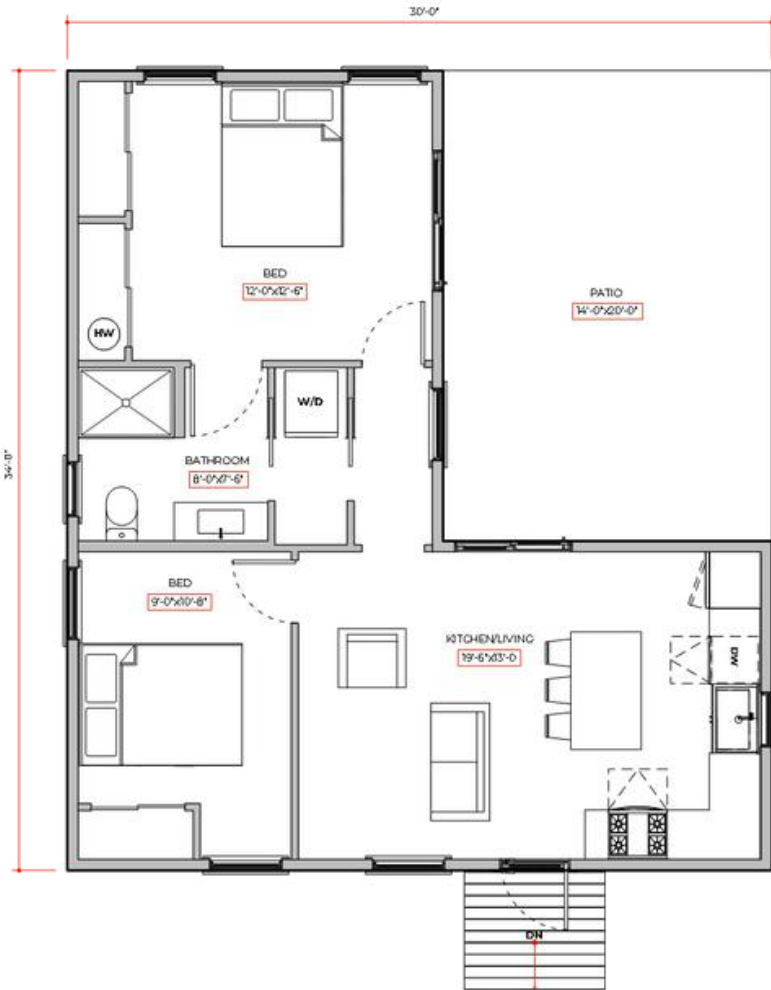


# "The Ossipee 660" (22'x30')

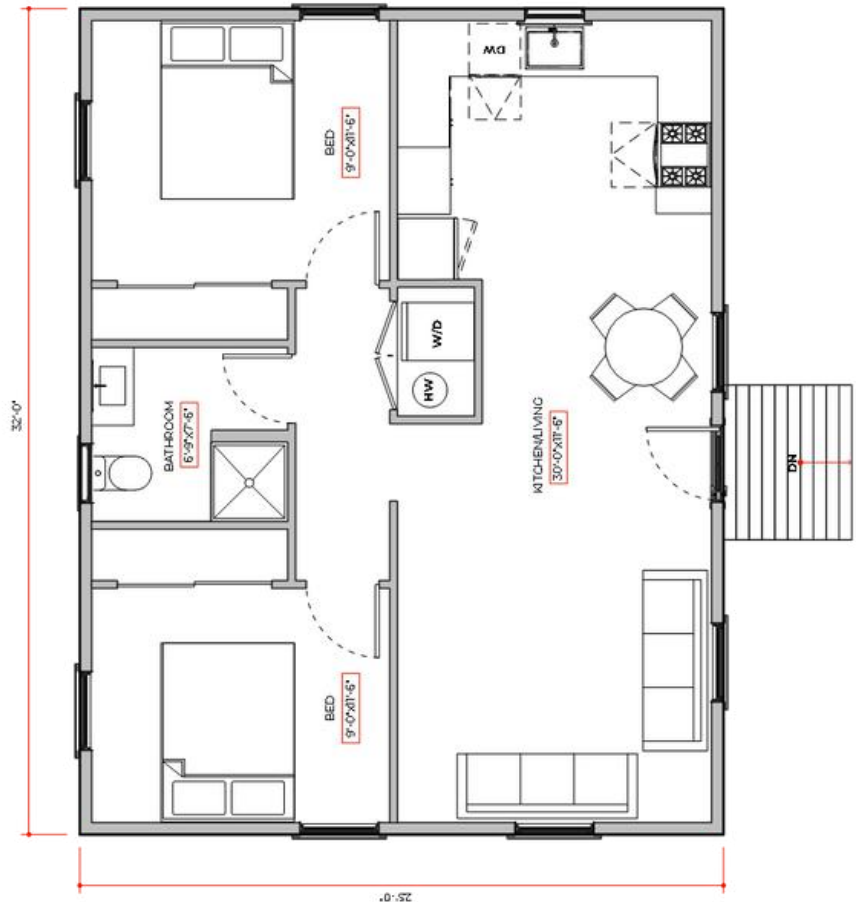




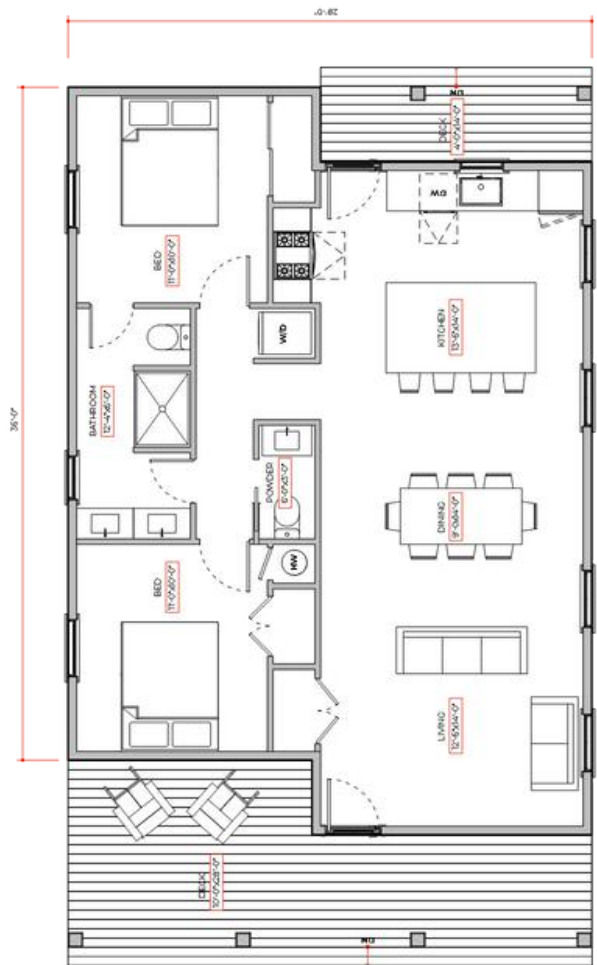
# "The Tecumseh 740" (34'x30')



# "The Tecumseh 800" (25'x32')

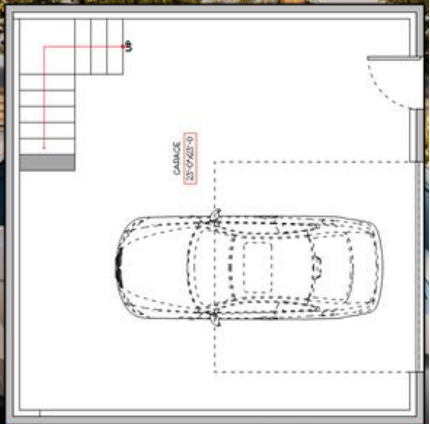
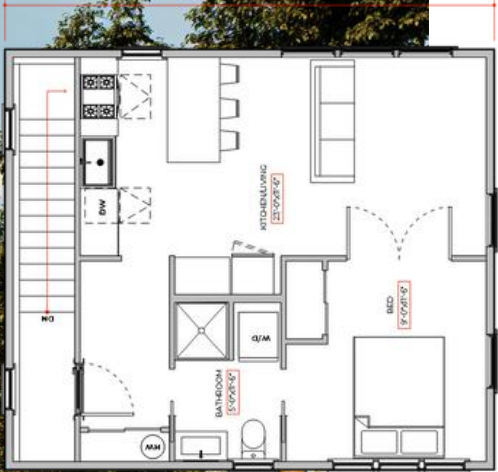


# “The Tecumseh 1000” (28'x36')

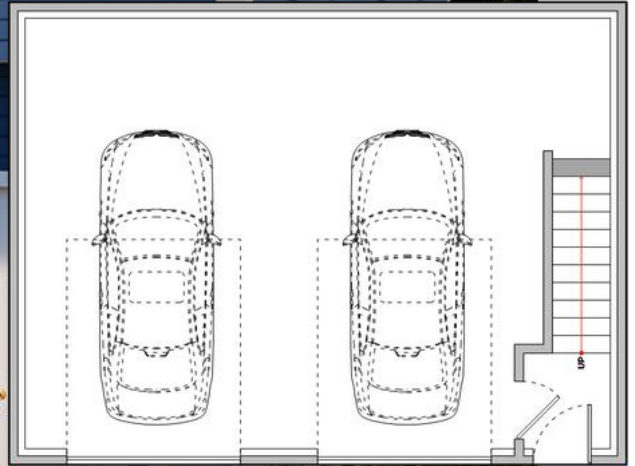




# "The Gunstock 576" (24'x24')



# "The Gunstock 800" (25'x32')





SCAN OR CALL  
603-691-TINY

