



*The Scarpa is the largest of the Fox Tiny Home range comprising of two large rooms and boasting a full size wardrobe. It also has a full height ceiling and allows plenty of natural light to flow in. This 23sqm unit features a very comfortable living space – inclusive of a large bathroom and a kitchen with ample storage.*

### External features

- Architecturally Designed
- Custom Made 2.4 x 8m Duragal Trailer, (Max 4.5t with Breakaway Brakes).
- White Duragroove Panel, Shadowclad feature Walls and Highland Cladding and Roofing
- Monument Sliding Doors and Windows, including Flyscreens
- Gas Continuous Flow Hot Water System
- Light Grain-Oak look Vinyl Flooring
- Trim Deck Colorbond® Roof with Coloured Zincalume Flashings

### Internal features

- True Core Steel Farmed Walls
- R2 Wall Insulation and R3 in the Ceiling
- Walls and Ceiling 9mm Gloss White VJ Board

# Scarpa



## Kitchen

- Light Grain-Oak look Vinyl Flooring
- Laminated Cabinets, Gloss White Door Face on base and Satin Grey for Overhead Cabinetry
- Timber Benchtop
- Breakfast Bar
- 2 Burner Electric Cooktop
- Fridge Recess
- Single Bowl Sink
- Splashback
- 600mm recess for Dishwasher/Washing Machine
- Matte Black Tapware

## Bedroom 1

- Large 2m x 2.2m Loft
- Full Size Stairs Access to Loft
- Full Size Wardrobe

## Bedroom 2/Storage

- Large 2m x 2.2m Loft
- Storage Cabinets

## Bathroom

- 900mm x 900mm Shower Base with Acrylic Tile Panels
- 600mm Vanity with Porcelain Sink
- Mirror Overhead Cabinet
- Matte Black Tapware and Towel Rails and Toilet Roll Holder
- Matte Black Shower Station
- Chrome Floor Wastes
- Water Efficient Dual-Flush Toilet Suite with China Cistern
- Exhaust Fan in the Bathroom

## Electrical

- Double Power Points throughout
- Led Down Lights
- RCD Safety Switches
- Hard Wired Smoke Alarm
- Daikin Reverse Cycle A/C

## Upgrades

- External Water Tap
- 40 inch TV
- Fridge
- Washing Machine/Dryer Combo
- Hot Dipped Galvanised Trailer
- Off the Grid Options are Available



[www.foxtinyhomes.com.au](http://www.foxtinyhomes.com.au)

✉ [info@foxtinyhomes.com.au](mailto:info@foxtinyhomes.com.au)

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