



1300 SERIES



greenfab
welcome home



The 1300 Series home is designed to maximize health, energy efficiency and space within a smaller footprint.

With an open layout and large, wrap-around windows, this 1,320 square foot home includes two bedrooms, two bathrooms and a bonus room for use as an office or den. A 700 square foot roof deck adds plenty of outdoor and functional space to grow plants, accentuate views, relax and entertain. A site-built basement option will increase the livable area to 1,800 square feet while adding a garage and potential separate income-producing living space.

Depending on the location, the 1300 Series is great for smaller footprint properties as narrow as 30 feet wide.

Design your home to work with your changing lifestyle. The following layouts show the different ways to personalize your 1300 Series home.





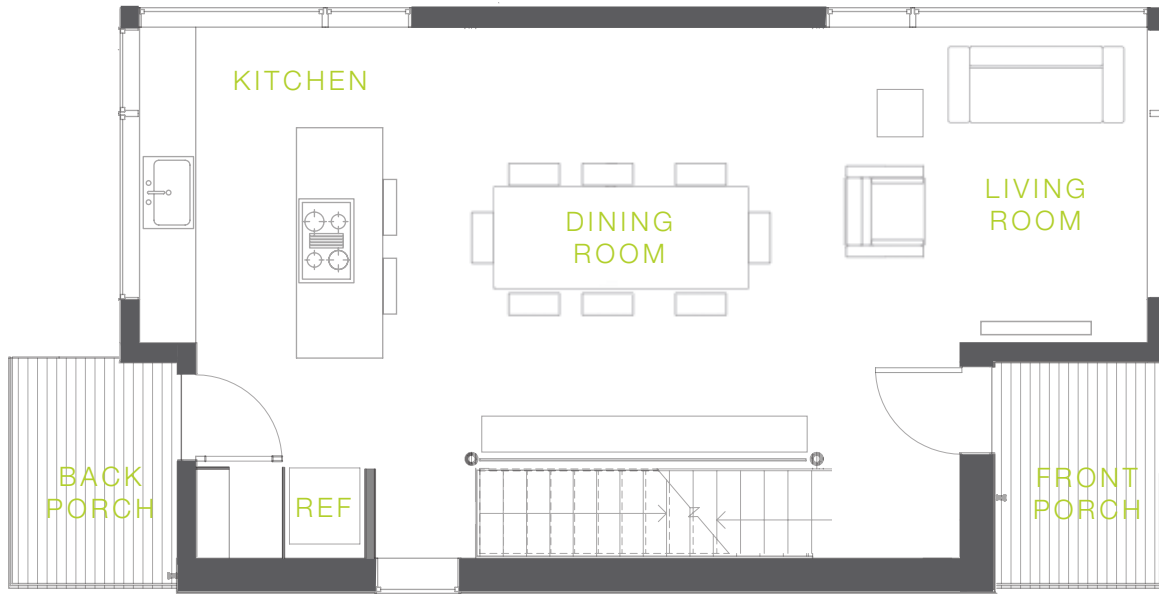
HOME OVERVIEW

THE BASICS

With a footprint of 20'x36', the 1300 Series incorporates a creative and healthy combination of features that will ensure your home is unique and functional to your everyday needs and includes:

- ▶ 1,320 square feet of open living space
- ▶ Two floors with roof deck and optional basement
- ▶ Two large bedrooms with bonus room
- ▶ Open kitchen with cook-top island
- ▶ Energy Star appliances
- ▶ Large, wrap-around windows to maximize light
- ▶ Weather-proven durable siding
- ▶ Recycled paper, glass or wood counter tops
- ▶ Energy efficient lighting
- ▶ High R-value insulation for a quieter, more energy efficient home
- ▶ Warm, durable, engineered bamboo flooring
- ▶ No VOC paints
- ▶ Low-flow and dual-flush toilets and fixtures
- ▶ Greenfab's standard ten year warranty





GROUND FLOOR

GROUND FLOOR LAYOUT

660 square feet

The 1300 Series home is about openness and light. The open floorplan takes advantage of every last square foot of space and seamlessly blends the living room, dining room and kitchen into one comfortable and functional area.

At the heart of the ground floor is the dining room surrounded by a built-in sideboard and spacious kitchen island. Large, operable windows wrap each corner of the home to accentuate views and welcome in natural daylight.

GROUND FLOOR LAYOUT OPTIONS

The ground floor of the 1300 Series offers additional amenities by simply reconfiguring space.

Ground floor option includes:

- ▶ Ground level half bathroom



Layout Option

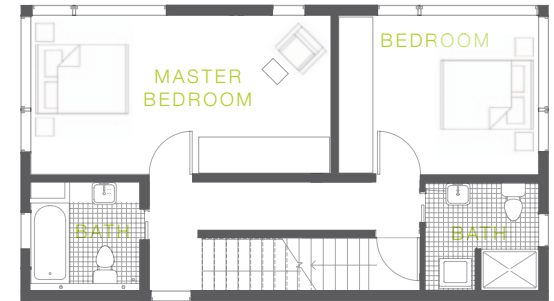
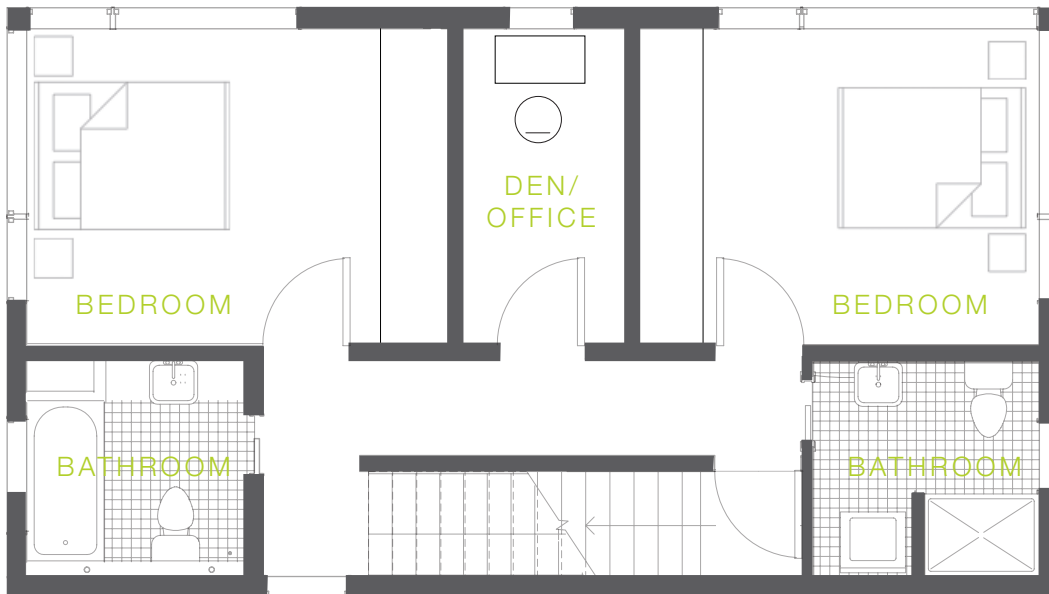
SECOND FLOOR

SECOND FLOOR LAYOUT

660 square feet

The second floor of the 1300 Series accommodates up to two bedrooms plus a den or office. Floor-to-ceiling wardrobes are included in each bedroom for maximum storage and a laundry space is centrally located in a bathroom for convenience.

Large, wrap-around windows in both bedrooms enhance the feeling of spaciousness and bring in a tremendous amount of natural light. Pocket doors on each bathroom save space and an exterior doorway provides access to a large 700 square foot roof deck.



Layout Option 1



Layout Option 2

SECOND FLOOR LAYOUT OPTIONS

The second floor can be configured to include a master bedroom for a comfortable and private space.

Second floor options include:

- ▶ Open master bedroom (option 1)
- ▶ Master bedroom with walk-in closet (option 2)

ROOF DECK

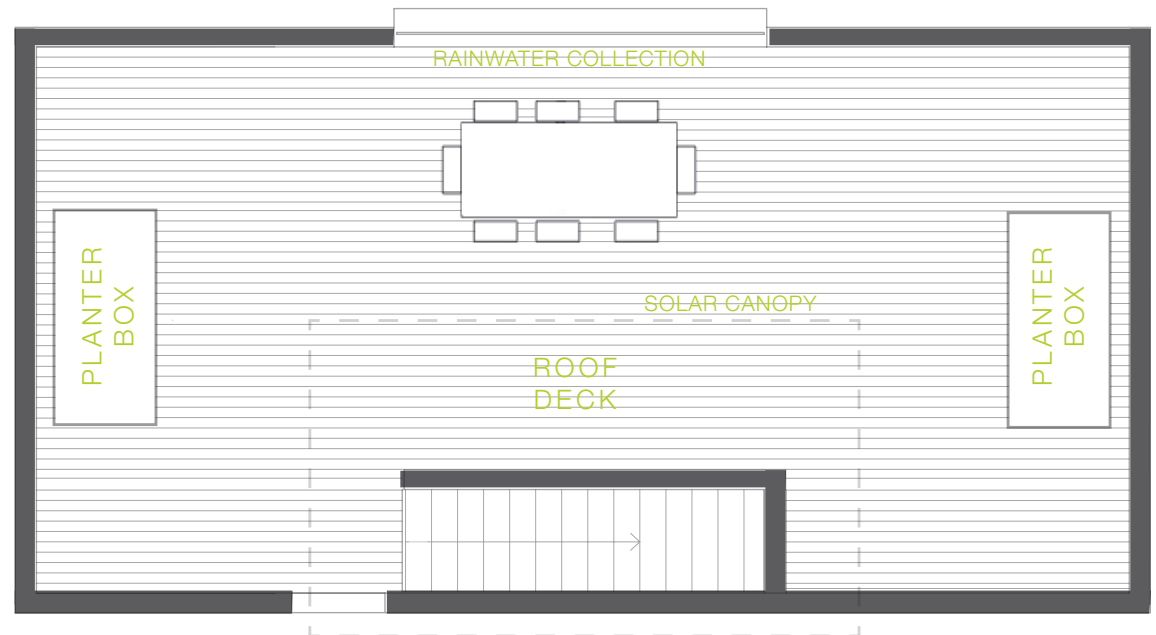
ROOF DECK LAYOUT

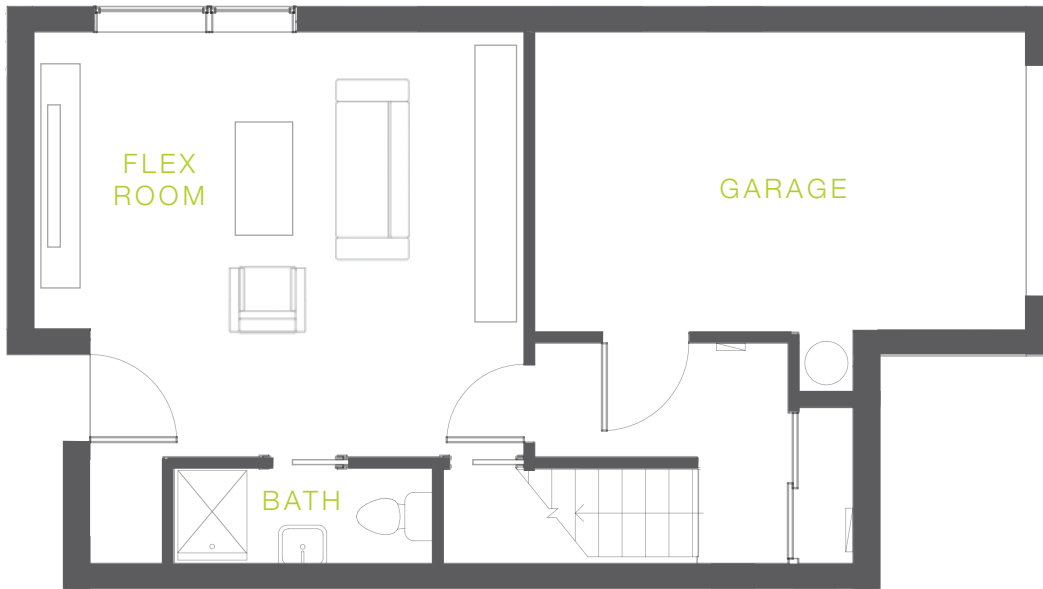
700 square feet

The 1300 Series offers a spacious roof deck to enjoy the outdoors, lounge or entertain. This space is designed to incorporate upgrades such as a green roof, solar panels, rainwater collection and large planter boxes.

Roof options include:

- ▶ Elevated canopy for solar panels
- ▶ Large planter boxes
- ▶ Rainwater collection
- ▶ Green roof





BASEMENT OPTION LAYOUT

480 square feet of livable space

The 1300 Series comes with an optional site-built basement that increases the total livable area to 1,800 square feet. This space is designed for complete flexibility and can accommodate a variety of uses from a garage, shop, extra bedrooms and bathroom, mechanical room, hobby room, media room and even a rentable mother-in-law unit with separate entry.

This is a great option for families that need to add a little extra space or generate extra rental income.

**BASEMENT
OPTION**

BASEMENT LAYOUT OPTIONS

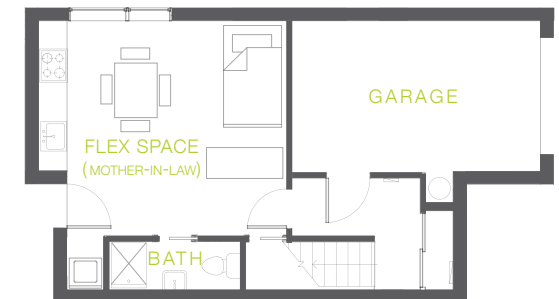
The basement of the 1300 Series adds extra space and flexibility for complete comfort.

Basement options include:

- ▶ Fully open garage and shop (option 1)
- ▶ Separate garage and flex space (option 2)
- ▶ Separate living space with bath (option 2)



Layout Option 1



Layout Option 2

1300 SERIES COSTS



The following costs are considered average costs for the 1300 Series either just from our factory or fully installed on a site. These prices will vary depending on options, upgrades and site specifics. Pricing does not include on-site basement option.

	LEVEL 1 Finishes	LEVEL 2 Finishes	LEVEL 3 Finishes
1300 SERIES	Our most cost effective package with affordable, durable, finishes and systems. Is designed for energy efficiency and to target a LEED Silver Certification.	The perfect balance of quality, energy efficiency and price. Includes higher-end finishes and more energy efficient systems to target a LEED Gold Certification.	Balances quality, aesthetics and energy efficiency with finishes and systems that will outlast and outperform others on the market. Targets a LEED Platinum Certification.
Home from Factory <i>Includes a home that is 90% complete from the factory and design/engineering fees.</i>	\$112,200 \$85/sf	\$138,600 \$105/sf	\$178,200 \$135/sf
Complete Project <i>Includes the home from the factory, site work, foundation, shipping, installation, finishing and taxes. Not included are; landscaping, site technical reports and septic system design/installation.</i>	\$244,200 \$185/sf	\$270,600 \$205/sf	\$310,200 \$235/sf

All pricing is considered an average cost in U.S. dollars and the homes described are offered for sale in the U.S. only. These average costs in no way constitutes an offer to buy a home from Greenfab or to provide financing or leasing. Greenfab makes reasonable efforts to ensure that the pricing and product information contained on this document are correct. Prices and all other information shown on this document are for information purposes only, are subject to change at any time without obligation, may vary from region to region, and may not be completely up to date or accurate. Pricing for homes from the factory refers to MSRP. Unless otherwise indicated, MSRP is the manufacturer suggested retail price and excludes destination, delivery and installation charges, any site work, land or home finishing costs, any applicable taxes, any applicable fees, any industry specific fees, any applicable consumer rebates or incentives, and the cost of any added options or upgrades. Any calculation of any price, tax, incentive is for your reference only, is an estimate, and may not be completely accurate.

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