



Adirondack  
White Pine  
Cabins, Inc.







*Adirondack White Pine Cabins* are hand built in the Adirondacks utilizing locally produced “green” building materials. Their sturdy construction ensures that they can stand up to the harshest of winters, providing a comfortable and unique retreat.

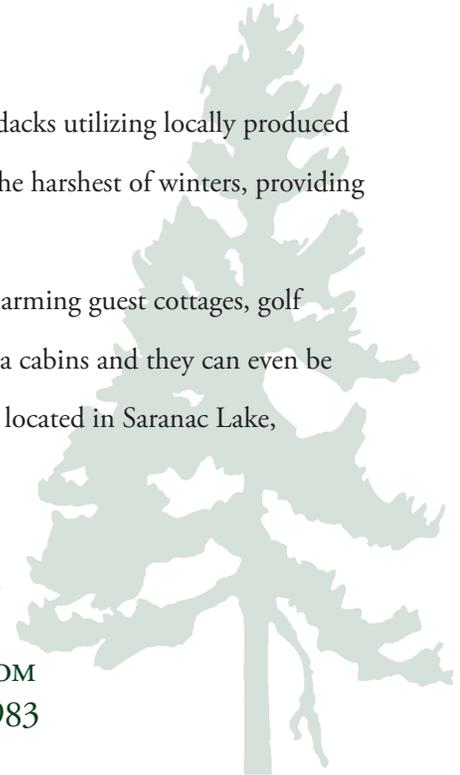
These rustic but elegant cabins are perfect for vacation homes, weekend getaways, charming guest cottages, golf retreats, rental units, “granny” cabins, hunting camps, ski slope cabins, sauna/hot tub/spa cabins and they can even be tailored for business use. Contact us to arrange an immediate visit to our display cabins, located in Saranac Lake, New York.

**ADIRONDACK WHITE PINE CABINS, INC.**

PH: 518.891.1444

EM: [INFO@ADIRONDACKWHITEPINECABINS.COM](mailto:INFO@ADIRONDACKWHITEPINECABINS.COM)

18 PLUMB CREEK LN., SARANAC LAKE, NY 12983





**WARD**  
LUMBER  
SINCE 1890

**TRUWOOD**  
HOUSEWRAP

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*Our cabins* are classified as Recreational Park Trailers, the entire cabin structure arrives on a four axle frame. The unique wooden construction and the quality of a custom built home makes the custom built Adirondack White Pine Cabin a sound financial investment for years to come.

The cabin comes with a base price which is then adjusted, according to the options desired by each buyer. Standard Features Include:

#### EXTERIOR CONSTRUCTION

- Energy Star Double Hung Thermal Windows & Screens
- 5/8" Sub-Floor of AdvanTech (Screwed and Glued)
- Roof Overhangs of 1 Foot with Total Roof Ventilation
- 29 ga. Colored Metal Roof
- 2"x4" Exterior Walls 16" o/c
- Exterior Enveloped in Building Wrap
- 2"x6" Floor Joists 16" o/c
- 8 Foot Side Walls
- Fully Insulated (R-21 Envelope)
- Removable Tow Hitch
- Durable Double Layer Sikkens Stain

#### PLUMBING & FIXTURES

- 54" Tub with Shower Surround or Shower Stall
- China Lavatory on Custom Vanity
- Elongated ADA Commode
- Towel Rack or Shelf
- PEX Pipe Able to Withstand - 65° F

#### INTERIOR CONSTRUCTION

- Custom Built Countertops
- Cathedral Ceilings (3/4" Solid Wood T&G)
- 4"x6" Solid Wood White Pine Roof Trusses
- Six Panel Natural Finish Pine Doors
- Premium Custom Built Cabinets
- Polyurethane Water-Based Finish on Interior Walls
- Flooring
  - Carpet with Pad, or Floating Pine Laminate
  - Vinyl Floor – Bathroom and/ or Kitchen

#### ELECTRICAL

- Wired to National Electrical Code
- GFI Breakers Protection
- 100 AMP Electrical Service
- Porch and Exterior Entry Lights
- Smoke Alarm
- Carbon Monoxide Detector
- Custom Lighting Fixtures
- 12 ga. Copper Wiring Throughout

#### APPLIANCES

- 30 Gallon Electric 240 v. Water Heater
- Refrigerator
- Four Burner Range with Oven
- Range Hood
- Microwave Oven
- Fire Extinguisher





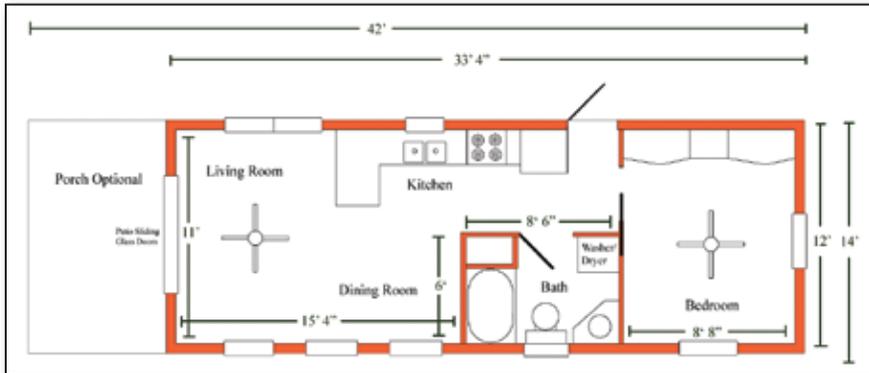
*Additional options* include appliances such as a dishwasher and stacked washer/dryer; special sets of trapezoid windows, custom cabinetry and even built-in furnishings:

#### ADDITIONAL OPTIONS/ADD-ONS

- Full Loft with Stairway (100+ sq. ft. Sleeping & Storage)
- 100 sq. ft. Porch with Bannister (Screened or Unscreened)
- Wooden Screen Door from Screened Porch
- Layer of Ice & Water Shield Spanning the Entire Roof.
- Insulation Upgrade (R-21) Envelope
- Large Gable Roof Spanning Main Entrance (14 ft. Width)
- Deluxe Custom Built-In Bedroom Wardrobe & Dresser
- Furnishings & Build-Ins
- Electric Fireplace
- Monitor Gas/LP Direct Vented Furnace\*
- Regency Cast Iron Gas/LP "Wood Stove" Direct Vent Furnace\*
- Space Saver Washer/Dryer
- Dishwasher
- Extended Countertops
- Bath Vent Fan/Light
- Track Lighting
- Sets of Trapezoid Windows
- Extra Window 36" x 24" w/Window Blind
- Extra Window 32" x 60" w/Window Blind
- Extra Window 64" x 60" w/Window Blind
- Solid Pine Pocket Sliding Door
- Custom Interior Siding

\* Rated for Winter Heating of Cabins

A complete list of Options and costs can be mailed directly to give you current details on features and pricing.



*Example of a common floor plan used in the construction of our cabins. Additional floor plans as well as custom designs are also available.*



## Frequently Asked Questions

### **WHAT IS A RECREATIONAL PARK CABIN?**

Recreational park cabins are RVs with a gross trailer area not exceeding 400 sq. ft. of livable area (attached porches are not counted). They are generally placed on semi-permanent sites with full utility hookups and are typically located within RV parks and private campgrounds, as well as on private property.

### **CAN THE CABIN BE USED DURING THE WINTER?**

Yes, you will be able to use your cabin in any season of the year. Our cabins are built for the deep hard cold winter nights of Saranac Lake, New York; enough said? They have been exposed to minus 39° F with no adverse impacts. Unique to the RV industry, our cabins offer full 12 inch roof overhangs to direct rain and snow away from the siding and foundation. Special PEX waterlines are used to prevent damage from freezing and cold temperatures.

### **HOW DO I GET MY PARK CABIN MOVED TO WHERE I WANT IT?**

Park model RVs are not generally licensed or registered by DOT for road use, although they are issued a VIN (Vehicle Identification Number). The overall size of the cabins require special state permits to transport them on highways. Professional trucking firms are contracted by owners to arrange for delivery.

### **CAN I MOVE MY PARK CABIN TO ANOTHER LOCATION AT SOME TIME IN THE FUTURE?**

Yes, your cabin comes fully equipped with four axles and a removable tow tongue to allow you to have your cabin professionally moved at any time in the future. Axles and tires are built to remain on the Park Model Cabin.



### ***WHAT FEATURES ARE ADDED BY OWNERS ONCE THE CABIN ARRIVES ON SITE?***

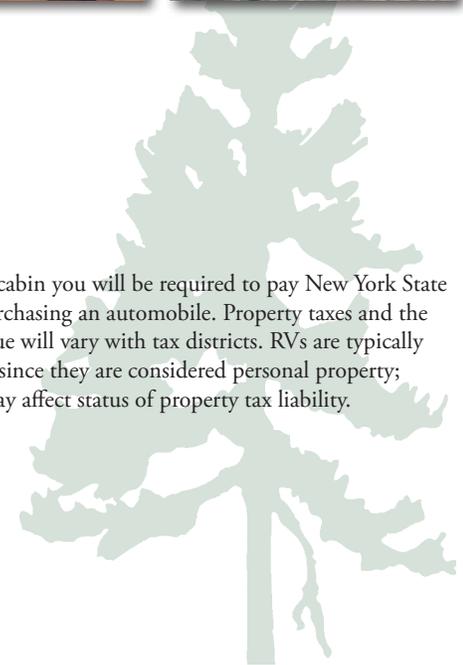
After proper placement, stabilizing, leveling and securing the cabin to concrete pad with insulated wooden skirting, many cabin owners encircle their cabins with expansive decks which provide ample space for a secluded hot tub/spa, picnic table, hammock and lounge chairs making them the perfect place to enjoy private escapes.

### ***WHAT ABOUT FINANCING MY PARK CABIN?***

Park cabins can be financed like an automobile, traditional RV; based on placement of cabin on property – some financial establishments might upgrade loan to a traditional home mortgage, depending on the units style and the amount to be financed. Frequently, customers use a home equity loan to obtain their new second home.

### ***WHAT ABOUT TAXES?***

When purchasing a park cabin you will be required to pay New York State sales tax, just as if you were purchasing an automobile. Property taxes and the appropriateness of assessed value will vary with tax districts. RVs are typically not assessed for property taxes since they are considered personal property; however use and occupancy may affect status of property tax liability.



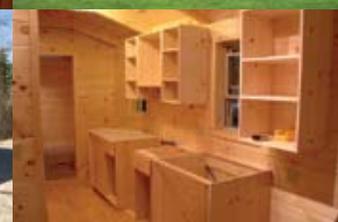
*These hand crafted cabins* are arranged to be shipped directly to your site after you have installed a concrete pad (recommended in northern climates for winter use). Utilities should also be extended to the site prior to delivery for ease of installation. Following the cabin's delivery, owners must complete the following tasks (Adirondack White Pine Cabins can assist with arranging to complete, or contract locally, for these tasks):

- Leveling and blocking of cabin.
- Skirting and insulation of base.
- Connection to utilities.
- Addition of decks and steps.
- Landscaping

Adirondack White Pine Cabins Inc., is a proud member of the Recreational Park Trailer Industry Association (RPTIA) and conforms to the ANSI A119.5 standards program of the RPTIA. For more information about the RPTIA and their ANSI A119.5 standards program please visit [www.rptia.com](http://www.rptia.com)

Due to our constant endeavor to improve our product line, AWPC, Inc., reserves the right to change specifications, design, materials, or prices without notice and without incurring obligations.







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