

The Compact Collection

Five one-bedroom cottages and a carriage house — each precision-built, fully finished, and delivered turnkey to your property.

MODEL	TIER	HEATED SF	BED / BATH	SIGNATURE	PRICE
The Autumn Breeze	1BR · ENTRY	620	1 / 1	Narrow-lot entry cottage with covered porch	From \$219,000
The Bayside Cottage	1BR · FARMHOUSE	740	1 / 1	White modern-farmhouse with covered front porch	From \$239,000
The Pine Retreat	1BR · LOFT	832	1 / 1	Two-story vertical plan for tight lots	From \$249,000
The Woodland	1BR · STANDARD	925	1 / 1	Open great room with mudroom & pantry	From \$269,000
The Modern Pod	1BR · MODERN	928	1 / 1	Contemporary lines, floor-to-ceiling glass	From \$319,000
The Maple Knoll	CARRIAGE	573*	1 / 1	Apartment over a two-car garage & workshop	From \$349,000

Heated square footage is approximate finished living area; * The Maple Knoll lists apartment living area above a two-car garage and workshop. Prices are "from" figures for a standard site, owner's lot; final price is confirmed at design consultation with a prospective appraisal. Specifications representative and subject to final selections, options, and site conditions.



THE SIGNATURE COTTAGE

The Autumn *Breeze*

A narrow-footprint entry cottage that fits where others can't — a full one-bedroom with open kitchen-living, a dedicated drop zone and a covered porch, finished and delivered turnkey.

638^{SF}

TOTAL UNDER ROOF

620^{SF}

HEATED LIVING

1

BEDROOM

1

FULL BATH

16×39

FOOTPRINT (FT)

638^{SF}

TOTAL UNDER ROOF

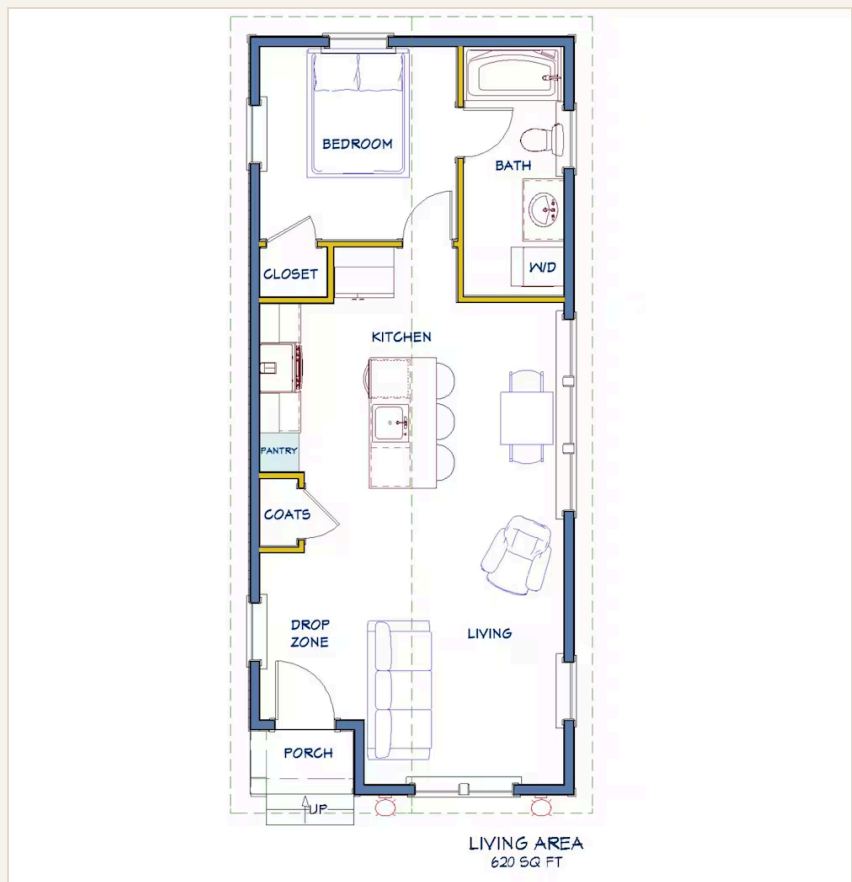
620 SF heated living + an 18 SF covered entry

AREA BREAKDOWN

Living	180
Kitchen	130
Bedroom	140
Bath	60
Closet	25
Drop Zone, Pantry & Coats	45
Circulation & walls	40
Heated Living	620

OUTDOOR LIVING

Covered Entry — roofed	18
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1 BED / 1 BATH / OPEN KITCHEN-LIVING

KEY SPECIFICATIONS

Configuration	1 Bedroom · 1 Full Bath
Heated / Conditioned Area	620 SF
Total Under Roof	638 SF
Footprint	16'6" × 38'8"
Ceiling Height	9 ft
Main Roof	Standing-seam metal
Wall System	Engineered all-wood, Rockwool-insulated
Foundation	Slab (others avail.)
Heating / Cooling	Ductless mini-split (ducted optional)

THE TRUESPEC CONSTRUCTION SYSTEM

Every Autumn Breeze is precision-built from engineered all-wood wall and roof panels insulated with Rockwool mineral wool — non-combustible, vapor-open, and acoustically superior to conventional framing. The result is a tighter, quieter, healthier home, finished to a turnkey standard and delivered in a fraction of the time of site-built construction — carried by board-and-batten character under a standing-seam roof.

01

Narrow-Lot Fit

At just 16'6" wide, the Autumn Breeze slides into side-yard and tight-setback sites a wider cottage can't reach.

02

Full One-Bedroom

A separate bedroom, full bath, open kitchen-living and a dedicated drop zone make it a complete home — not a studio.

03

Turnkey Delivery

Interiors arrive fully finished — flooring, cabinetry, bath and paint complete — for a faster build with far less site waste.

COMPLETE & TURNKEY — DELIVERED FINISHED

- ✓ All-wood structural shell, Rockwool-insulated
 - ✓ Energy-efficient windows & exterior doors
 - ✓ Finished flooring throughout
 - ✓ Designer kitchen — cabinetry, counters & pantry
 - ✓ Full bath — vanity, tile, tub/shower & fixtures
 - ✓ Complete interior fit-out, trim & paint
 - ✓ Full electrical, US-spec 120/240V (rough + finish)
- ✓ Full plumbing + tankless water heater
 - ✓ Covered entry porch
 - ✓ Foundation — slab standard; crawlspace optional
 - ✓ Site prep, grading & utility connections
 - ✓ HVAC — ductless mini-split (ducted optional)
 - ✓ Appliance package (per selection)
 - ✓ Permits, inspections, delivery & assembly by TrueSpec / EVL

TURNKEY INVESTMENT

Pricing on Request

Every The Autumn Breeze is configured to your site — foundation, finish selections, and delivery. Contact TrueSpec for a tailored, all-in quote and build schedule.



THE SIGNATURE COTTAGE

The Bayside *Cottage*

A crisp white modern-farmhouse cottage — open kitchen-living, a private main bedroom with walk-in closet, and a covered front porch under a standing-seam roof, finished and delivered turnkey.

860^{SF}

TOTAL UNDER ROOF

740^{SF}

HEATED LIVING

1

BEDROOM

1

FULL BATH

29×30

FOOTPRINT (FT)

860 SF

TOTAL UNDER ROOF

740 SF heated living + a 120 SF covered porch

AREA BREAKDOWN

Living	215
Kitchen + Dining	165
Main Bedroom	150
Bath	70
Walk-In Closet	38
Utility / Laundry	32
Entry Bench & Closet	30
Circulation & walls	40
Heated Living	740

OUTDOOR LIVING

Covered Front Porch — roofed	120
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1 BED / 1 BATH / OPEN KITCHEN-LIVING + PORCH

KEY SPECIFICATIONS

Configuration	1 Bedroom · 1 Full Bath
Heated / Conditioned Area	740 SF
Total Under Roof	860 SF
Footprint	29'7" × 30'
Ceiling Height	9 ft
Main Roof	Standing-seam metal
Wall System	Engineered all-wood, Rockwool-insulated
Foundation	Slab (others avail.)
Heating / Cooling	Ductless mini-split (ducted optional)

THE TRUESPEC CONSTRUCTION SYSTEM

Every Bayside is precision-built from engineered all-wood wall and roof panels insulated with Rockwool mineral wool — non-combustible, vapor-open, and acoustically superior to conventional framing. The result is a tighter, quieter, healthier home, finished to a turnkey standard and delivered in a fraction of the time of site-built construction — carried by crisp white board-and-batten under a standing-seam roof and a timber-post covered porch.

01

Modern Farmhouse

Crisp white board-and-batten, black standing-seam roof, and timber-post porch — the classic farmhouse skin in the series.

02

True One-Bedroom

A private main bedroom with walk-in closet, full bath, dedicated utility/laundry and an open kitchen-living core — a complete home, not a studio.

03

Turnkey Delivery

Interiors arrive fully finished — flooring, cabinetry, bath and paint complete — for a faster build with far less site waste.

COMPLETE & TURNKEY — DELIVERED FINISHED

- ✓ All-wood structural shell, Rockwool-insulated
 - ✓ Energy-efficient windows & exterior doors
 - ✓ Finished flooring throughout
 - ✓ Designer kitchen — cabinetry, counters & pantry
 - ✓ Full bath — vanity, tile, tub/shower & fixtures
 - ✓ Complete interior fit-out, trim & paint
 - ✓ Full electrical, US-spec 120/240V (rough + finish)
- ✓ Full plumbing + tankless water heater
 - ✓ Covered entry porch
 - ✓ Foundation — slab standard; crawlspace optional
 - ✓ Site prep, grading & utility connections
 - ✓ HVAC — ductless mini-split (ducted optional)
 - ✓ Appliance package (per selection)
 - ✓ Permits, inspections, delivery & assembly by TrueSpec / EVL

TURNKEY INVESTMENT

Pricing on Request

Every The Bayside Cottage is configured to your site — foundation, finish selections, and delivery. Contact TrueSpec for a tailored, all-in quote and build schedule.



THE SIGNATURE COTTAGE

The Pine *Retreat*

A two-story loft cottage that lives large on a compact footprint — vaulted living, a full eat-in kitchen, and a loft-style bedroom under a standing-seam roof, finished and delivered turnkey.

872^{SF}

TOTAL UNDER ROOF

832^{SF}

HEATED LIVING

1

BEDROOM

1

FULL BATH

16×33

FOOTPRINT (FT)

872^{SF}

TOTAL UNDER ROOF

832 SF heated living + a 40 SF covered entry

AREA BREAKDOWN

Living (vaulted)	240
Kitchen + Eat-In Island	180
Loft Bedroom	200
Bath	60
Laundry / Utility	40
Entry, Stair & Circulation	112
Heated Living	832

OUTDOOR LIVING

Covered Entry — roofed	40
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TWO STORY — 1 BED LOFT / 1 BATH / VAULTED LIVING

KEY SPECIFICATIONS

Configuration	1 Bedroom (loft) · 1 Full Bath
Heated / Conditioned Area	832 SF
Total Under Roof	872 SF
Footprint	16' × 33'3"
Stories	Two
Ceiling	Vaulted to loft
Main Roof	Standing-seam metal
Wall System	Engineered all-wood, Rockwool-insulated
Foundation	Crawlspace (slab & others avail.)
Heating / Cooling	Ductless mini-split (ducted optional)

THE TRUESPEC CONSTRUCTION SYSTEM

Every Pine Retreat is precision-built from engineered all-wood wall and roof panels insulated with Rockwool mineral wool — non-combustible, vapor-open, and acoustically superior to conventional framing. The result is a tighter, quieter, healthier home, finished to a turnkey standard and delivered in a fraction of the time of site-built construction — carried by board-and-batten character under a standing-seam roof.

01

Vertical Footprint

832 SF of living on a ~532 SF footprint — the two-story plan delivers full square footage where lot coverage is the binding constraint.

02

Loft-Style Living

Vaulted living opens to a loft bedroom above, with a full eat-in kitchen island and upper-level laundry.

03

Turnkey Delivery

Interiors arrive fully finished — flooring, cabinetry, bath and paint complete — for a faster build with far less site waste.

COMPLETE & TURNKEY — DELIVERED FINISHED

- ✓ All-wood structural shell, Rockwool-insulated
 - ✓ Energy-efficient windows & exterior doors
 - ✓ Finished flooring throughout
 - ✓ Designer kitchen — cabinetry, counters & pantry
 - ✓ Full bath — vanity, tile, tub/shower & fixtures
 - ✓ Complete interior fit-out, trim & paint
 - ✓ Full electrical, US-spec 120/240V (rough + finish)
- ✓ Full plumbing + tankless water heater
 - ✓ Covered entry porch
 - ✓ Foundation — slab standard; crawlspace optional
 - ✓ Site prep, grading & utility connections
 - ✓ HVAC — ductless mini-split (ducted optional)
 - ✓ Appliance package (per selection)
 - ✓ Permits, inspections, delivery & assembly by TrueSpec / EVL

TURNKEY INVESTMENT

Pricing on Request

Every The Pine Retreat is configured to your site — foundation, finish selections, and delivery. Contact TrueSpec for a tailored, all-in quote and build schedule.



THE SIGNATURE COTTAGE

The *Woodland*

A light-filled single-level cottage with an open great room, dedicated mudroom and generous walk-in storage — board-and-batten under a standing-seam roof, finished and delivered turnkey.

965 ^{SF}
TOTAL UNDER ROOF

925 ^{SF}
HEATED LIVING

1
BEDROOM

1
FULL BATH

25×37
FOOTPRINT (FT)

965^{SF}

TOTAL UNDER ROOF

925 SF heated living + a 40 SF covered entry

AREA BREAKDOWN

Living	230
Kitchen + Dining	215
Bedroom	168
Bath	70
Mud Room / Laundry	70
Walk-In Closet	45
Pantry, Coats & Lockers	47
Circulation & walls	80
Heated Living	925

OUTDOOR LIVING

Covered Entry — roofed	40
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MAIN LEVEL — 1 BED / 1 BATH / OPEN GREAT ROOM

KEY SPECIFICATIONS

Configuration	1 Bedroom • 1 Full Bath
Heated / Conditioned Area	925 SF
Total Under Roof	965 SF
Footprint	25' × 37'
Ceiling Height	9 ft
Main Roof	Standing-seam metal
Wall System	Engineered all-wood, Rockwool-insulated
Foundation	Crawlspace (slab & others avail.)
Heating / Cooling	Ductless mini-split (ducted optional)

THE TRUESPEC CONSTRUCTION SYSTEM

Every Woodland is precision-built from engineered all-wood wall and roof panels insulated with Rockwool mineral wool — non-combustible, vapor-open, and acoustically superior to conventional framing. The result is a tighter, quieter, healthier home, finished to a turnkey standard and delivered in a fraction of the time of site-built construction — carried by board-and-batten character under a standing-seam roof.

01

Open Great Room

A vaulted kitchen, dining and living core opens to a wall of black-framed windows — bright, connected single-level living.

02

Mudroom & Storage

A dedicated mudroom with laundry, plus pantry, coats, lockers and a walk-in closet keep the compact plan organized.

03

Turnkey Delivery

Interiors arrive fully finished — flooring, cabinetry, bath and paint complete — for a faster build with far less site waste.

COMPLETE & TURNKEY — DELIVERED FINISHED

- ✓ All-wood structural shell, Rockwool-insulated
- ✓ Energy-efficient windows & exterior doors
- ✓ Finished flooring throughout
- ✓ Designer kitchen — cabinetry, counters & pantry
- ✓ Full bath — vanity, tile, tub/shower & fixtures
- ✓ Complete interior fit-out, trim & paint
- ✓ Full electrical, US-spec 120/240V (rough + finish)
- ✓ Full plumbing + tankless water heater
- ✓ Covered entry porch
- ✓ Foundation — crawlspace standard; slab optional
- ✓ Site prep, grading & utility connections
- ✓ HVAC — ductless mini-split (ducted optional)
- ✓ Appliance package (per selection)
- ✓ Permits, inspections, delivery & assembly by TrueSpec / EVL

TURNKEY INVESTMENT

Pricing on Request

Every The Woodland is configured to your site — foundation, finish selections, and delivery. Contact TrueSpec for a tailored, all-in quote and build schedule.



THE SIGNATURE COTTAGE

The Modern *Pod II*

A contemporary accessory dwelling with floor-to-ceiling glass, a flat-shed roofline and an open core that flows to deck and porch — engineered all-wood and delivered turnkey.

1,128^{SF}
TOTAL UNDER ROOF

928^{SF}
HEATED LIVING

1
BEDROOM

1
FULL BATH

42×32
FOOTPRINT (FT)

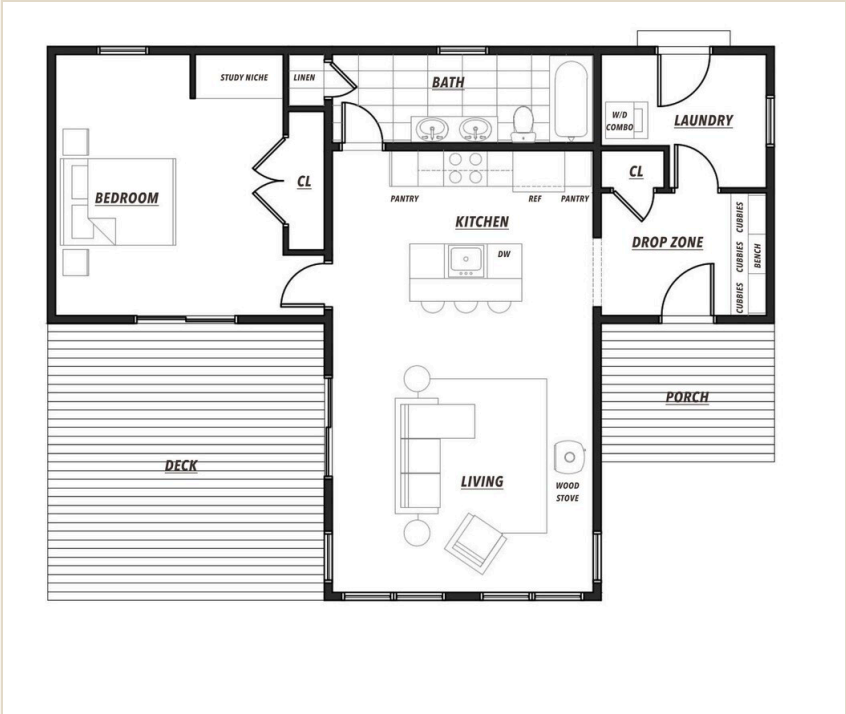
1,128^{SF}

TOTAL UNDER ROOF

928 SF heated living + covered porch & open deck

AREA BREAKDOWN	
Living	250
Kitchen	150
Bedroom	200
Study Niche	50
Bath	80
Laundry / Drop Zone	88
Closets & Linen	30
Circulation & walls	80
Heated Living	928

OUTDOOR LIVING	
Covered Porch — roofed	200
Open Deck	180



1 BED + STUDY / 1 BATH / OPEN MODERN CORE

KEY SPECIFICATIONS	
Configuration	1 Bedroom + Study · 1 Full Bath
Heated / Conditioned Area	928 SF
Total Under Roof	1,128 SF
Footprint	42' × 32'
Ceiling Height	9 ft
Main Roof	Flat / shed — modern
Wall System	Engineered all-wood, Rockwool-insulated
Foundation	Slab (others avail.)
Heating / Cooling	Ductless mini-split + wood stove

THE TRUESPEC CONSTRUCTION SYSTEM

Every Modern Pod is precision-built from engineered all-wood wall and roof panels insulated with Rockwool mineral wool — non-combustible, vapor-open, and acoustically superior to conventional framing. The result is a tighter, quieter, healthier home, finished to a turnkey standard and delivered in a fraction of the time of site-built construction — carried by contemporary lines, expansive glazing and a flat-shed roofline.

01

Contemporary Design

Floor-to-ceiling glass and a clean flat-shed roofline set the Modern Pod apart — the only contemporary plan in the series.

02

Indoor-Outdoor Core

An open living core flows to a covered porch and an open deck on opposite wings for true indoor-outdoor living.

03

Turnkey Delivery

Interiors arrive fully finished — flooring, cabinetry, bath and paint complete — for a faster build with far less site waste.

COMPLETE & TURNKEY — DELIVERED FINISHED

- ✓ All-wood structural shell, Rockwool-insulated
 - ✓ Energy-efficient windows & exterior doors
 - ✓ Finished flooring throughout
 - ✓ Designer kitchen — cabinetry, counters & pantry
 - ✓ Full bath — vanity, tile, tub/shower & fixtures
 - ✓ Complete interior fit-out, trim & paint
 - ✓ Full electrical, US-spec 120/240V (rough + finish)
- ✓ Full plumbing + tankless water heater
 - ✓ Covered entry porch
 - ✓ Foundation — slab standard; crawlspace optional
 - ✓ Site prep, grading & utility connections
 - ✓ HVAC — ductless mini-split (ducted optional)
 - ✓ Appliance package (per selection)
 - ✓ Permits, inspections, delivery & assembly by TrueSpec / EVL

TURNKEY INVESTMENT

Pricing on Request

Every The Modern Pod II is configured to your site — foundation, finish selections, and delivery. Contact TrueSpec for a tailored, all-in quote and build schedule.



THE SIGNATURE COTTAGE

The Maple *Knoll II*

A carriage house that does double duty — a two-car garage and workshop below, a finished one-bedroom apartment above — engineered all-wood and delivered turnkey.

573^{SF}

APARTMENT (HTD)

2-Car

GARAGE + SHOP

1

BEDROOM

1

FULL BATH

33×34

FOOTPRINT (FT)

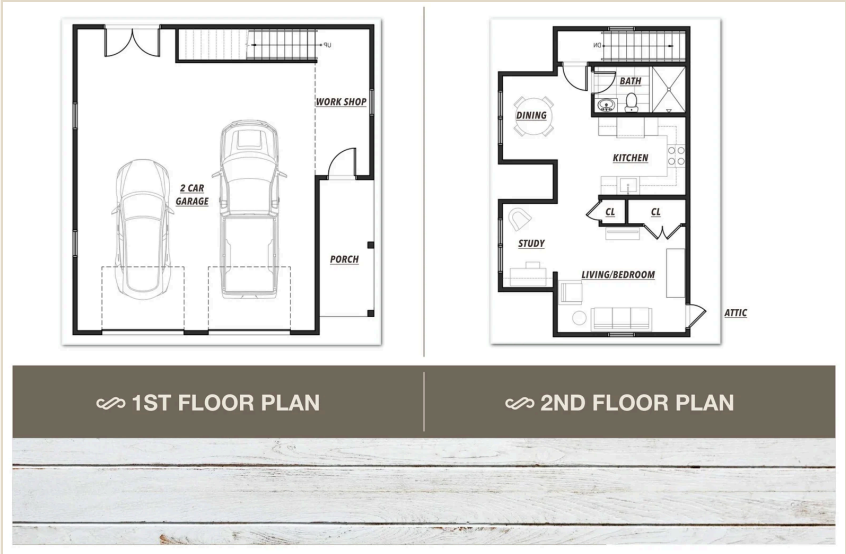
573^{SF}

APARTMENT — HEATED

Upper-level apartment over a two-car garage & workshop

AREA BREAKDOWN	
Living / Bedroom	200
Kitchen	110
Dining	70
Bath	55
Study	50
Closets	28
Stair & Circulation	60
Apartment — Heated	573

GARAGE & COVERED PORCH	
Garage — 2-car + workshop	760
Covered Porch — roofed	90



GARAGE LEVEL + UPPER APARTMENT — 1 BED / 1 BATH

KEY SPECIFICATIONS	
Configuration	1-Bed Apartment · 1 Bath · 2-Car Garage
Apartment (Heated)	573 SF
Garage + Workshop	≈ 760 SF
Footprint	33' × 34'
Stories	Two
Ceiling Height	9 ft
Main Roof	Asphalt shingle / gable
Wall System	Engineered all-wood, Rockwool-insulated
Foundation	Garage slab (others avail.)
Heating / Cooling	Ductless mini-split (apartment)

THE TRUESPEC CONSTRUCTION SYSTEM

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01

Carriage House

A full two-car garage and workshop on the ground floor, a private finished apartment above — two uses, one building.

02

Income + Utility

Park, work and store below; rent or house family above. The only garage-with-living plan in the series.

03

Turnkey Delivery

Apartment arrives fully finished — flooring, cabinetry, bath and paint complete — for a faster build with far less site waste.

COMPLETE & TURNKEY — DELIVERED FINISHED

- ✓ All-wood structural shell, Rockwool-insulated
 - ✓ Two-car garage — doors & openers
 - ✓ Workshop / storage on ground level
 - ✓ Finished upper-level apartment
 - ✓ Energy-efficient windows & exterior doors
 - ✓ Designer kitchen — cabinetry & counters
 - ✓ Full bath — vanity, tile, tub/shower & fixtures
- ✓ Complete interior fit-out, trim & paint
 - ✓ Full electrical, US-spec 120/240V (rough + finish)
 - ✓ Full plumbing + tankless water heater
 - ✓ Foundation — garage slab & driveway
 - ✓ Site prep, grading & utility connections
 - ✓ HVAC — ductless mini-split (apartment)
 - ✓ Permits, inspections, delivery & assembly by TrueSpec / EVL

TURNKEY INVESTMENT

Pricing on Request

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