

MOUNTAIN CABIN PLAN · 3 BED · 2 BATH · SINGLE LEVEL

The Pine

A compact three-bedroom cabin under a steep gable roof, wrapped on three sides by a covered deck and set on piers for sloping mountain lots.



“A steep gable, a chimney and a porch that wraps the whole cabin on piers.”

WRAPAROUND COVERED DECK

About 1,100 sq ft of outdoor living — 8' deep along both sides and 10' deep across the gable end, with three stairways down.

GREAT ROOM WINDOW WALL

Two 6' fixed windows flank a 6' × 8' slider under angled transoms, with a gas fireplace anchoring the interior wall.

SLEEPS EIGHT, ONE LEVEL

A king master suite with its own deck slider, a queen bedroom and a bunk room — all served by two full baths and a laundry closet.

1,100

SQ FT LIVING

3

BEDROOMS

2

FULL BATHS

±1,100

SQ FT COVERED
DECK

40' × 30'

FOOTPRINT

Renderings and plan by Jacobs Construction (7/18/2024). Renderings are conceptual; finishes, siting and features may vary.

THE PINE

Floor Plan

40' x 30' footprint · approx. 1,100 sq ft living
Single level · gable-end entry from the covered deck



Master Bedroom King · slider to rear deck	11'3" × 12'1"	Master Bath Private · walk-in shower	5'0" × 8'10"	Master Closet 6' double doors	7'9" × 3'5"
Bedroom 1 Queen · 6' closet	11'1" × 12'9"	Bedroom 2 · Bunk Room Two bunk beds as shown	11'3" × 12'9"	Hall Bath Tub/shower · linen closet	5'0" × 12'1"
Great Room Gas fireplace · window wall	14'1" × 16'6"	Kitchen · Dining Island · booth dining · pantry	16'0" × 12'9"	Laundry Bifold closet off the hall	5'0" × 2'9"
Covered Deck Three sides · ±1,100 sq ft	8' sides · 10' front	Coat Closet Off the great room	2'1" × 4'7"	Mechanical Water heater & furnace	2'1" × 3'8"

Marketing floor plan redrawn from the builder's ¼"-scale drawings (Sheet A-4, dated 7/18/2024). Room dimensions are approximate interior measurements taken from those drawings and are for general reference only — not for construction. Furniture is shown for scale. Square footage per builder. Buyer to verify all measurements.

Built for the Mountain

Steep gable · wraparound deck · pier foundation

Designed for Southern Utah's high country



OUTSIDE

- **Steep-pitched gable roof** with deep overhangs that shed snow and shade the deck.
- **Covered wraparound deck** on three sides — 8' deep along each side, 10' deep across the gable end — roughly 1,100 sq ft of outdoor living.
- **Pier foundation** lifts the cabin above grade, suited to sloped and uneven mountain lots.
- **Gable-end window wall:** two 6' fixed windows flank a 6' × 8' sliding glass door, with angled transoms following the roofline.
- **Three deck stairways** — a 4' stair at the front corner and a stair at each rear corner.
- **Metal roof, lap siding and vinyl windows**, with a wood deck and 2 × 6 wood rails around the deck on timber posts; chimney for the gas fireplace rises through the roof.

INSIDE

- **Open great room** with a gas fireplace on the interior wall and a full wall of glass to the deck.
- **Kitchen with L-shaped counters**, a 7' island and a built-in booth bench for dining — plus a tall pantry cabinet.
- **Master suite** with its own 6' slider to the rear deck, private bath with walk-in shower, and a 7'9" closet behind double doors.
- **Bunk room** planned for two bunk beds, and a second bedroom sized for a queen with a 6' closet.
- **Full hall bath** with tub/shower and linen closet; laundry closet with bifold doors right off the hall.
- **Single-level living** — every room on one floor, no interior stairs.

Sleeps 8

AS FURNISHED

King in the master, queen in Bedroom 1 and two bunk beds in Bedroom 2 — the furniture plan shown on the floor plan accommodates eight, with two full baths and a laundry closet to match.



Built by Jacobs Construction. A family builder since 1976, now in its fourth generation, specializing in high-elevation mountain homes with full design-build services from its base in Alton, Utah. Plan details, renderings and specifications are provided by the builder and subject to change.



Standard Features

Every Pine is delivered with the Jacobs Construction standard specification below. Numbered items key to the floor plan at right.

INTERIOR FINISHES

- **1** Laminate flooring throughout the cabin.
- Textured drywall walls and ceilings.
- **2** Level 1 melamine cabinetry in the kitchen and baths.
- **3** Level 1 quartz countertops.

KITCHEN

- **4** Over-the-range microwave hood — microwave with built-in venting in place of a separate hood vent.

BATHS

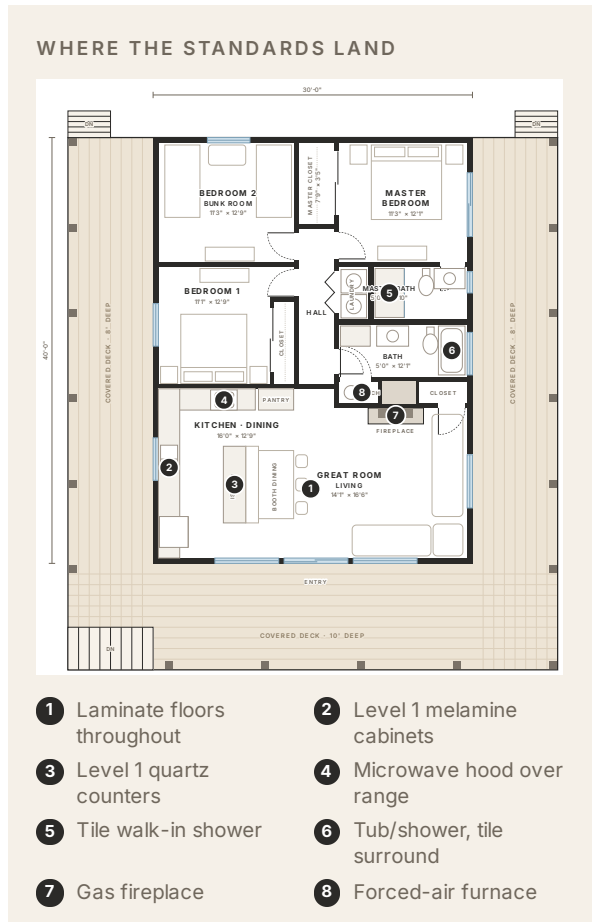
- **5** Master bath: tile walk-in shower.
- **6** Hall bath: tub/shower combo with tile surround.

COMFORT & STRUCTURE

- **7** Gas fireplace in the great room.
- **8** Forced-air furnace (HVAC) in the mechanical closet.
- R-21 wall insulation and R-38 ceiling insulation.
- Engineered structural plans.

EXTERIOR

- Metal roof.
- Lap siding.
- Wood deck with 2 × 6 wood rails around the deck.
- Vinyl windows.



ROOM BY ROOM

Great room	Laminate flooring · gas fireplace · textured drywall walls and ceilings
Kitchen · dining	Level 1 quartz countertops · Level 1 melamine cabinetry · over-the-range microwave hood (no separate hood vent) · laminate flooring
Master bath	Tile walk-in shower
Hall bath	Tub/shower combo with tile surround
Bedrooms · hall	Laminate flooring · textured drywall
Whole cabin	Forced-air furnace (HVAC) · R-21 walls / R-38 ceilings · vinyl windows · engineered structural plans
Exterior	Metal roof · lap siding · wood deck with 2 × 6 wood rails around the deck

"Level 1" is Jacobs Construction's standard selection tier for cabinetry and countertops — the finishes included in the base build; ask the builder about upgraded tiers. Standard features are provided by Jacobs Construction for The Pine and may change without notice; final finishes, selections and specifications are confirmed in the build contract. Buyer to verify.