



# 621 Studio

Built to Standards. Ready to Live.



## ABOUT THE 621 STUDIO

The 621 Studio provides a compact and contemporary living area, featuring 2 bedrooms and 1 bathroom, all built with a sturdy galvanized steel frame. It includes energy-efficient, double-paned doors and windows, along with 2.89-inch EPS insulation in both the walls and ceiling, and steel cladding for enhanced durability. The kitchen includes quartz countertops, a double sink, and pre-wiring for a 20" stove, while the bathroom offers a walk-in shower, rain shower head, and on-demand water heater. Additional highlights include PVC flooring, designated breaker for mini-split HVAC, and a laundry closet wired and plumbed for washer and dryer installation, combining modern design with functionality.

## Features



2 Bedroom



1 Bathroom



Laundry



by

MOD BOX



pictured with optional porch, roof, and carport



# 621 Studio

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- 2 bedroom/1 bath / laundry closet
- Shipping dimensions 87" x 345" x 99"H

- Set up exterior dimensions 245" x 345" x 99"H
- Set up interior dimensions 239" x 328" x 87"

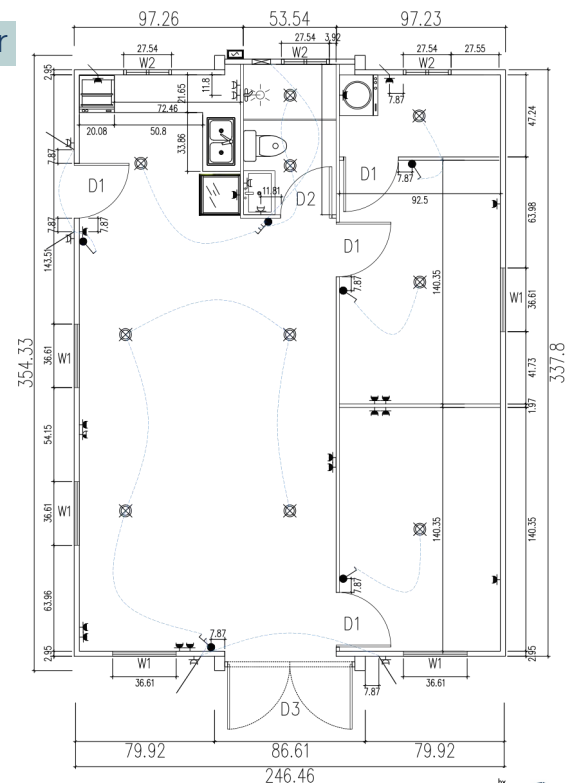
## BUILDING SPECIFICATIONS

- Corrugated steel roof; steel back door
- 2" of spray polyurethane foam insulation in floor
- 2.89" of EPS insulation in walls and ceiling
- Decorative steel cladding on outside walls provides extra insulation
- Double-paned energy-efficient doors and windows
- Large glass entry door
- Built-in system to anchor to concrete
- External walls and roof are metal-to-metal construction
- Electrical wiring that meets IBC code
- 2mm PVC flooring
- Designated breaker for a mini-split HVAC system
- 100 Amp feed
- Heavy-duty galvanized steel frame
- Exterior lights and GFCI plugs at front door

## ADDITIONAL INFORMATION

- Laundry room is wired and plumbed for washer and dryer
- Kitchen is pre-wired for 20" Stove
- Overhead kitchen cabinets
- Quartz stone countertops
- Double kitchen sink
- High-efficiency LED lighting
- Installed on-demand water heater
- Walk-in shower
- Rain shower head with handheld shower wand
- Full size toilet
- Full size bathroom vanity and sink
- Insulated PEX pipes for plumbing
- MGO cement floorboards
- Each unit has its own unique serial number

## FLOOR PLAN



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