



STRATHMORE BOTHY WAGONS

Why should you buy a Bothy Wagon?

*“Imagine a quaint and versatile space nestled in your garden or perched on a scenic campsite, offering an inviting blend of charm and utility. The **Bothy Wagon**, a timeless caravan home of a Scottish Highlander, known as the Ceàrdannan or Traveler, has been reimagined for modern living and has become a sought-after addition for those dreaming of a unique getaway or a functional portable outbuilding for family or friends. Whether it's the allure of a rustic retreat for weekend relaxation or the practicality of a dedicated workspace, playroom or accommodation, the possibilities are as boundless as your imagination.”*

There are numerous reasons to choose a Bothy Wagon, but why should you consider buying one of our partial or self-completion kits? The simple answer is likely in the following paragraphs:

- An extended trailer-mounted **Bothy Wagon**, fully assembled, painted, and trimmed out with plumbing, electrical wiring, and regulated fixtures to code, featuring a kitchen, functioning bathroom, hot water appliance and heated, cold and grey water storage, *could* cost between \$55,000 and \$100,000, depending on size and specifications.
- Consider your actual needs and **save** a small fortune by purchasing one of our incomplete kits instead.

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THIKA FARM LTD.
14650 7th Concession,
King City, Ontario, L7B 1K4



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- Our smaller Bothy Home series, which comes in three model types as shown below, features breathable vapour barriers but is not insulated in floors, walls, and ceilings. The roof is clad with various products, alternatives are depicted, with plywood below the roof. They come with unpainted shiplap walls and ceilings. The floor joists are overlaid with T&G plywood. Each kit includes one single entry door, two small windows, or optional double-section windowed French doors. **Prices start from around just \$14,500.**



BUT-N-BEN



WEE-HOOSE



AULD MAN

- As options for the **Bothy Homes**, include pre-wiring in studs and rafters with electrical conduit and insulation throughout cavities. We can also include a steel mini trailer, providing floor joist stability, with two stub-axles attached within 2"x2" steel crossbeams, steel rims with 16.5 x 6.50-8 tires, and a trailer hitch. **Prices with the mini trailer start from around just \$17,500.**

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- Something bigger and more substantial, the truly magnificent **Bothy Wagon** bespoke kits, are available in 15', 20' or 30' lengths, mounted on a 10-tonne towable trailer. All kits come with exteriors completed according to schedule "B" of the mutual purchase contract, including, breathable membranes, exterior cladding, three windows, roofing membrane, shingles or steel roof panels, wooden steps, enclosed eaves and eave troughs and exterior oil preservative or primer paint.
- They are insulated in cavities and suitable for the installation of heating or cooling for all four seasons. Each kit features a Queen-size sleeping area, black cherry or maple exposed hardwood rafters, a shiplap ceiling installed, and a walled bathroom area with an entry door. These bespoke kits also include drywall, chair rail, wainscot paneling, and unfinished T&G flooring.
- Not included are lighting, heating, water storage or pumps, kitchen cabinets, shelving or other storage. The interiors are undecorated and unpainted, with plumbing and electricity roughed in. Optional pre-wiring of electrical conduits in studs and rafters available.
- The price range for the incomplete **Bothy Wagon** kit is from \$38,000, so the potential savings for buyers are significant.

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Why should you buy a Bothy Wagon?

- The buyer has extensive control over how their **Bothy Wagon** will look. By leaving equipment such as interior cladding, decorating, plumbing, and electrical fixtures as optional extras, this gives the buyer the option of purchasing add-ons from another source, wherever they like, or from professional craftsmen they prefer, or from family or friends with the necessary skills. This enables them to achieve the desired look or finish of their dreams, possibly at a more affordable cost.
- We aim to be as flexible as possible by allowing buyers to choose their own window and door layout. Send us a sketch of where you would like them to be placed on the kit, and we'll build the openings to suit. You can even upgrade to a double door or purchase more or bigger windows.
- To ensure a pleasant purchasing experience, we will provide the buyer with detailed specifications for each kit, along with clear pricing and optional upgrades. Whether you opt for one of our starter kits or choose a bespoke solution, you'll have access to robust features tailored to meet your needs and preferences. For those looking to add elegance or customization, we can suggest additional options such as pre-wiring for interior or exterior fixtures or enhanced exterior materials. Our design philosophy focuses on delivering flexibility without compromising on quality, allowing buyers to create a space that truly feels like their own.
- We pride ourselves on our customer service. We are a small family business based in King City, Ontario. Help with ordering or aftercare is only ever a phone call or an email away. You can contact us by phone between 9 am and 5 pm, and emails are answered within a couple of hours.

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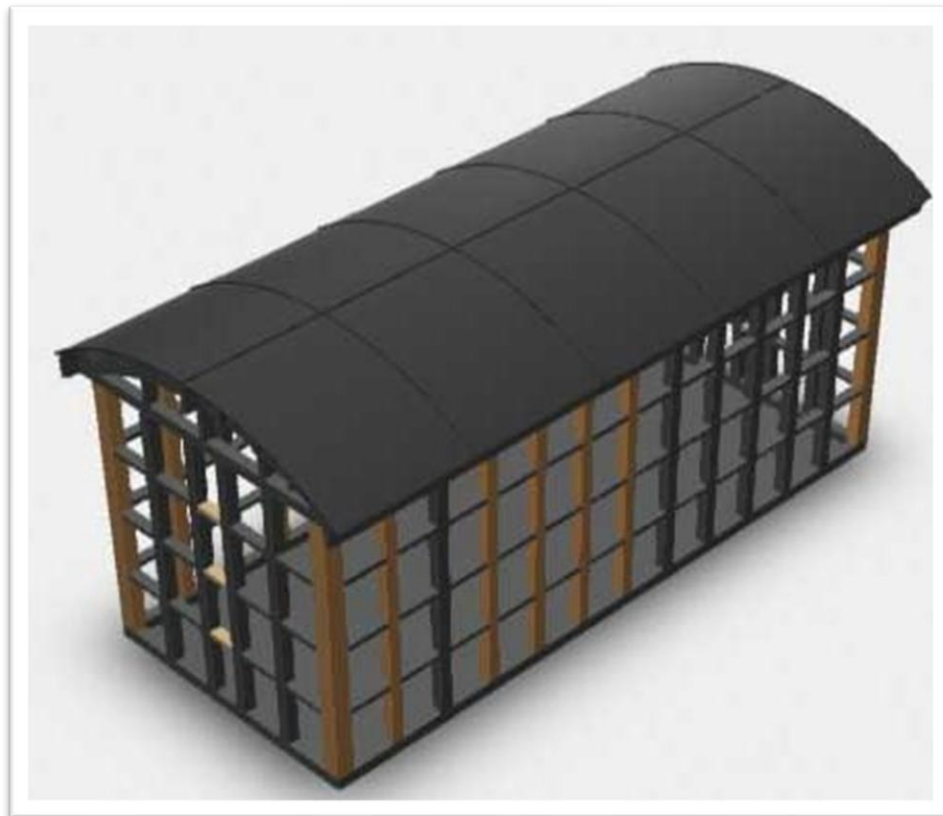


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WHAT IS STRUCTUALLY INCLUDED IN A BESPOKE BOTHY WAGON?

- The buyer needs to know that they can rely on the strength, and internal structural base and longevity of a bespoke **BOTHY WAGON**. We have our lumber mill and purposefully overbuild structurally. To confirm our claim, we suggest that buyers compare one of our 3D drawings, such as the one below, to the numerous photographs of competitors that can be found on search engines and other websites.



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THE TOTAL PRICE OUR BOTHY WAGON KITS IS MADE UP AS FOLLOWS:

- Base Kit Price.
- Structural materials, accessories offered, labour, overhead and any optional extras the buyer decides to purchase from **Bothy Wagons**.
- All prices quoted do not include applicable HST, if any.
- All prices are Ex-Works, confirming that payment and acceptance are at our facility in King City.

DELIVERY ASSISTANCE

- We can arrange flat-bed transportation for the buyer to their intended place of installation. The cost of this service is borne by the buyer.
- We can also have one of our colleagues attend the place of installation for an hourly rate of \$50.00.

HOW LONG DOES PRODUCTION TAKE

- In general, our lead time is 4-6 weeks but can be shorter or longer depending on the time of year. If timescale is important, buyers please ask about our lead time before ordering.
- Once buyers have paid their 50% deposit, we will be back in touch within the next 2 weeks to confirm the first or final inspection date. Following the final inspection, the balance payment becomes due.

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