The Swatt | Miers Simpatico Courtyard Home is designed to be a kit of parts, customizable to the clients (growing) needs. This design can be built as the complete 3 module, 2 site built part home, or built incrementally with few modifications needed. The home has ample glazing for indoor/outdoor living, and the site built portions allow for large cantilevers and taller spaces.

An upgrade model is available with more glazing, a beautiful wood window entry wall and other enhanced features.

This Swatt | Miers Simpatico series is designed to be expandable, customizable, yours.
SIMPATICO COURTYARD HOUSE

MOD 1

MOD 1
+ CARPORT

MOD 1
+ CARPORT
+ MOD 2

MOD 1
+ CARPORT
+ MOD 2
+ GREAT ROOM

MOD 1
+ CARPORT
+ MOD 2
+ GREAT ROOM
+ MOD 3
**SIMPATICO COURTYARD HOUSE**

**MOD 1**

- Image of a modern house with dimensions:
  - 14'-6" wide
  - 66'-0" long
  - 11'-10" tall
  - Price: $230,000

**CARPORT**

- Image of a carport with dimensions:
  - 21'-4" wide
  - 43'-4" long
  - 10'-6" tall
  - Price: $50,000

**MOD 2**

- Image of a house with dimensions:
  - 12'-6" wide
  - 26'-3" long
  - 10'-6" tall
  - Price: $75,000

**GREAT ROOM**

- Image of a house with dimensions:
  - 14'-6" wide
  - 36'-0" tall
  - 13'-6" tall
  - Price: $100,000

**MOD 3**

- Image of a house with dimensions:
  - 14'-6" wide
  - 66'-0" long
  - 11'-10" tall
  - Price: $170,000
SIMPATICO COURTYARD HOUSE

MOD 1

1 bed, 1.5 bath
899 sqft

PRICING:
Modular Cost: starting at $230,000
Modular + Site: starting at $350,000*

MOD 1 is the entry level model of the Swatt | Miers Simpatico Courtyard Series. Ideal for a first-time home buyer or as a maintenance free pied-a-terre, this standalone module includes a bedroom with en-suite bathroom, a family room, an open kitchen, a laundry room and a powder room.

*Site costs vary by region and lot characteristics. Additional costs for transportation, permits, utility connections and sales tax are not included and are determined during feasibility.
SIMPATICO COURTYARD HOUSE

MOD 1
+ CARPORT

1 bed, 1.5 bath
899 sqft
2 car carport + 26 sqft of storage

PRICING:
Modular Cost: starting at $280,000
Modular + Site: starting at $380,000*

MOD 1 + CARPORT is the second model of the Swatt | Miers Simpatico Courtyard Series. It includes one factory-built module with a bedroom with en-suite bathroom, a family room, an open kitchen, a laundry room and a powder room. It also includes a site built, low-maintenance 2-car carport with some outdoor storage.

*Site costs vary by region and lot characteristics. Additional costs for transportation, permits, utility connections and sales tax are not included and are determined during feasibility.
SIMPATICO COURTYARD HOUSE

MOD 1 + CARPORT + MOD 2

1 bed, 1 office, 2.5 bath
1227 sqft
2 car carport + 26 sqft of storage

PRICING:
Modular Cost: starting at $355,000
Modular + Site: starting at $500,000*

MOD 1 + CARPORT + MOD 2 is the third model of the Swatt | Miers Simpatico Courtyard Series. It includes two factory-built modules with a bedroom with en-suite bathroom, a family room, an open kitchen, an office, a laundry room, a second full bathroom and a powder room. It also includes a site built, low-maintenance 2-car carport with some outdoor storage.

*Site costs vary by region and lot characteristics. Additional costs for transportation, permits, utility connections and sales tax are not included and are determined during feasibility.
**SIMPATICO COURTYARD HOUSE**

**MOD 1**  
+ CARPORT  
+ MOD 2  
+ GREAT ROOM

1 bed, great room, 1 office, 2.5 bath  
1912 sqft  
2 car carport + 26 sqft of storage

**PRICING:**  
Modular Cost: starting at $455,000  
Modular + Site: starting at $650,000*  

MOD 1 + CARPORT + MOD 2 + GREAT ROOM is the fourth model of the Swatt | Miers Simpatico Courtyard Series. It includes two factory-built modules with a bedroom with en-suite bathroom, a family room, an open kitchen, an office, a laundry room, a second full bathroom and a powder room. It also includes a site built great room with taller ceilings and a site built 2-car carport.

*Site costs vary by region and lot characteristics. Additional costs for transportation, permits, utility connections and sales tax are not included and are determined during feasibility.
SIMPATICO COURTYARD HOUSE

MOD 1 + CARPORT + MOD 2 + GREAT ROOM + MOD 3

3 bed, great room, 1 office, 4.5 bath
2753 sqft
2 car carport + 26 sqft of storage

PRICING:
Modular Cost: starting at $625,000
Modular + Site: starting at $950,000*

MOD 1 + CARPORT + MOD 2 + CARPORT + MOD 3 is the last model of the Swatt | Miers Simpatico Courtyard Series. It includes three factory-built modules with 3 bedroom with en-suite bathrooms, a family room, an open kitchen, an office, a laundry room, a second full bathroom and a powder room. It also includes a site built great room with taller ceilings and a site built 2-car carport.

*Site costs vary by region and lot characteristics. Additional costs for transportation, permits, utility connections and sales tax are not included and are determined during feasibility.