



PTC
PINE TRAIL COTTAGES

*your cottage.
your style.*

Pine Trail Cottages Catalog
SPRING 2026

CUSTOM TINY HOMES
BUILT WITH YOU IN MIND.



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tiny
homes

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Built for living well.

02.

Welcome to Pine Trail Cottages, where thoughtful design meets purposeful living. Our cottages are more than homes – they are spaces crafted to help you live with intention, enjoy comfort without compromise, and embrace a lifestyle focused on what truly matters. Each home is fully built by our skilled in-house team, delivered ready for you to move in and make your own. From cozy retreats to full-time residences,

every cottage reflects our dedication to quality, craftsmanship, and timeless design.

Thoughtful Living. True Comfort.

Discover a simpler, more meaningful way to live. Explore our collection of cottages and imagine life in a space that is beautifully efficient, perfectly scaled, and thoughtfully created just for you.



03.

about

Pine Trail Cottages

*Buy
less.
Live
more.*

At Pine Trail Cottages, we believe living well isn't about having more – it's about living with intention.

Located in Swainsboro, Georgia, each of our cottages is thoughtfully designed and fully constructed by our in-house team, ensuring a seamless, high-quality build from start to finish. Unlike prefabricated kits, every home arrives complete – crafted with care, precision, and enduring materials.

Our cottages are created to offer a sense of freedom – spaces that invite you to slow down, breathe deeper, and focus on what matters most. Whether you're dreaming of a full-time residence, a guest retreat, or a weekend escape, every design is tailored to fit your lifestyle, your land, and your future.

Blending charm, craftsmanship, and modern comfort, Pine Trail Cottages delivers homes that feel both refined and relaxed – where simplicity meets style, and every detail is built with purpose.



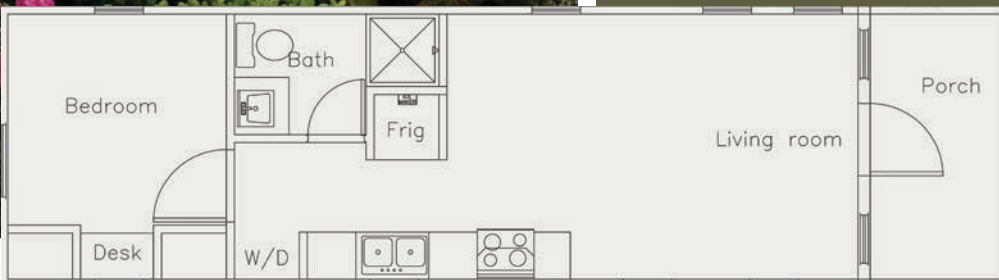
THE magnolia



The Magnolia blends timeless style with modern touches in a warm, refined space. Designed for comfort and character, it pairs inviting details with high-quality finishes. A balanced layout and elevated features make it ideal for everyday living or a cozy retreat where classic charm meets modern convenience.

04.

*Classic
charm.
Modern
function.*



399 sq ft



1 Bedroom



1 Bathroom



06.

Tiny Homes • The Lodge



THE lodge



Designed for relaxed, refined living, The Lodge blends rustic character with modern comfort in a thoughtfully crafted space. Warm finishes, rich textures, and smart details create an inviting atmosphere that feels effortless, functional, and ready for everyday living or weekend escapes.



*Rustic
soul.
Refined
living.*



399 sq ft



1 Bedroom



1 Bathroom

*Simple.
Solid.
Smart
living.*



399 sq ft



1 Bedroom



1 Bathroom



THE **oak**

Designed for real living, The Oak combines strength, comfort, and thoughtful design into a highly functional layout. Warm finishes, durable materials, and smart details create a space that feels inviting, efficient, and ready for anything - from daily living to weekend escapes.

09.

10.



399 sq ft



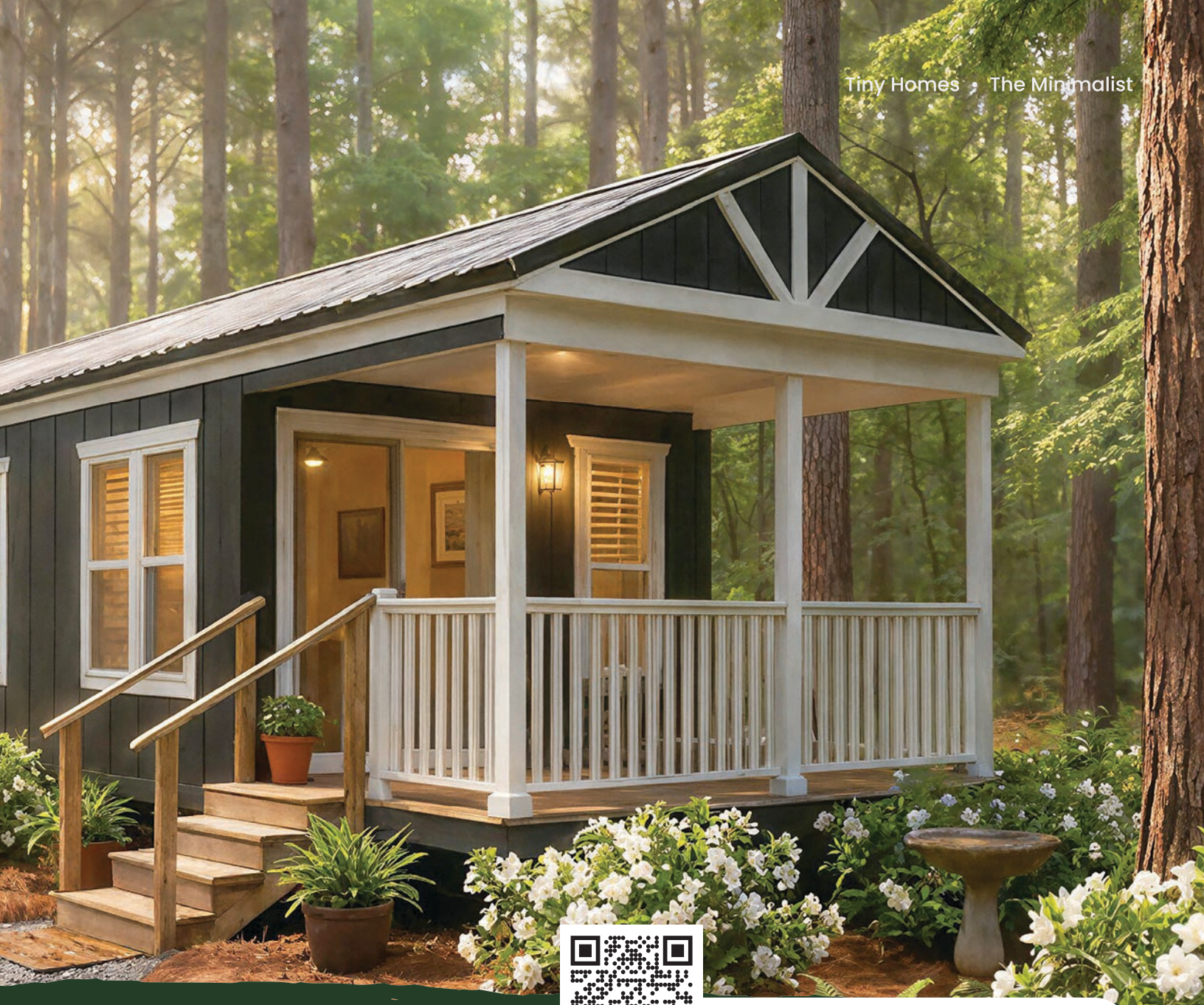
1 Bedroom



1 Bathroom

*Smart
design.
Effortless
living.*





THE **minimalist**



Designed with comfort and practicality in mind, this charming cottage features an open-concept layout that creates a spacious feel while maintaining a cozy atmosphere. Thoughtful design elements and modern conveniences come together to provide a comfortable, effortless place to call home.



walls

- 2x4 studs 16" O.C.
- Vinyl covered gypsum (standard)

UPGRADES

- W1** - Shiplap
- W2** - Finished sheetrock
- W3** - Tongue & Groove Pine

flooring

- 2x6 floor joist 16" O.C. with dry guard $\frac{3}{4}$ decking
- 12 mil LVP Flooring (standard)

UPGRADES

- F1** - Carpet
- F2** - 20 mil LVP (waterproof)
- F3** - Tongue & Groove Hardwood

cabinets

- Styles: Shaker style
- white, gray, blue, natural

UPGRADE: CUSTOM CABINETRY

cabinet options



Denver

Crest

Wintucket

Arcadia

shower options

HIGH REFLECTIVE WHITE
SW7757

ICICLE
SW6238

PASSIVE GRAY
SW7064

SNOWBOUND
SW7004

DRIFT OF MIST
SW9166

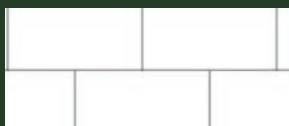
ACCESSIBLE BEIGE
SW7036

AVAILABLE IN GLOSS AND MATTE FINISHES

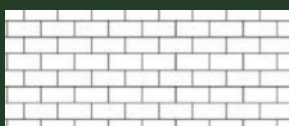
PATTERNS



4X16 RUNNING BOND SUBWAY



12X24 RUNNING BOND SUBWAY



3X6 RUNNING BOND SUBWAY

options
that fit
your
style
and
budget



siding

- **S1** - Vinyl siding
- **S2** - LP smart lap
- **S3** - LP smart panel:
Board & Batten
- Colors: Sherman Williams

UPGRADES AVAILABLE PER
CUSTOMER REQUEST

porch flooring

- **P1** - 5 1/4 pressure treated
decking boards

UPGRADE

- P2** - Charcoal Trex
Composite Decking

roof

- **R1** -Titan 180 mph Black
Architectural Shingles
- **R2** -26 gauge HiRib Metal

UPGRADE: METAL

exterior paint



SCAN QR FOR
MORE OPTIONS

SW7015

Repose Gray

SW7036

Accessible Beige

SW7041

Colonnade Gray

SW0055

Light French Gray

SW9173

Shiitake

SW6235

Foggy Day

SW7005

Pure White

SW7008

Alabaster

SW7029

Agreeable Gray

accent options



SCAN QR FOR
MORE OPTIONS

SW9163

Tin Lizzie

SW7025

Backdrop

SW7019

Gauntlet Gray

SW6257

Gibraltar

SW7026

Griffin

SW7068

Grizzle Gray

SW7661

Reflection

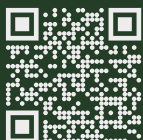
SW7507

Stone Lion

SW9143

Cadet

interior wall paint



SCAN QR FOR
MORE OPTIONS

SW7005

Pure White

SW7551

Greek Villa

SW7004

Snowbound

SW7008

Alabaster

SW6258

Tricorn Black

SW0055

Light French Gray

SW7036

Accessible Beige

SW7029

Agreeable Gray

SW6204

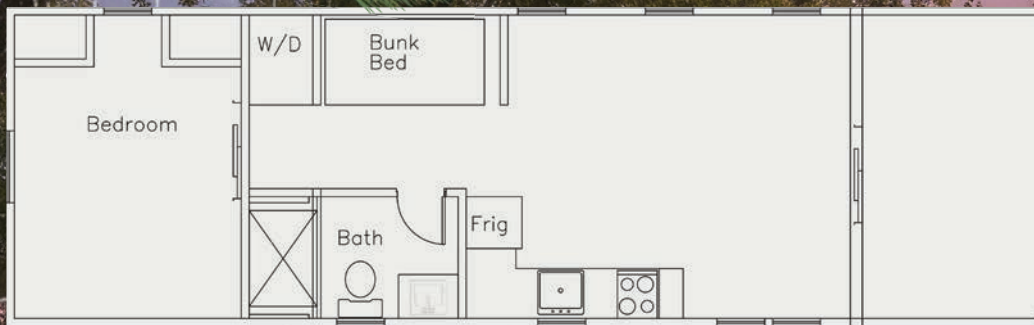
Sea Salt

SW7015

Repose Gray

13.

THE willow



THE firefly



THE twin pines



Your Next Chapter Starts Here.

At Pine Trail Cottages, we believe the future of home is rooted in simplicity, comfort, and intentional design. Every cottage is carefully crafted by our dedicated in-house team to create spaces that feel welcoming, functional, and enduring. Whether you envision a peaceful weekend getaway, a guest cottage, or a full-time residence, our homes are designed to complement

your lifestyle while offering the freedom to live more meaningfully. With timeless craftsmanship, modern conveniences, and thoughtfully planned layouts, each cottage is built to bring lasting value and everyday ease. As you explore our future plans, imagine a home that is beautifully efficient, perfectly suited to your needs, and created with purpose from the ground up.

home codes, certifications and energy efficiency

Building codes met:

- ANSI A119.5
- NFPA 70 Section 552
- UPA 1

Certifications:

- Park Model

Standard energy-efficient features:

- LED lighting
- Mini-split A/C
- Ceiling Fans
- Energy Star rated appliances
- Compact and low-power appliances
- Double-pane windows

Available energy-efficient upgrades:

- Gas water heater

Long-term energy savings:

- High Insulation packages

Steel frame construction benefits:

- 10' I Beam @ 9.5" span,
- 24' outriggers



**Apply for
financing to
calculate your
payments and
check your
rate in just a
few steps.**



**SCAN QR TO SEE
IF YOU QUALIFY**



15.

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