



CATALOG

Tiny Homes, Timeless Living

www.mytimelesstinyhome.com

Dear Homeowner,

Thank you for considering Timeless Tiny Homes to build your tiny home or ADU (Accessory Dwelling Unit). We truly appreciate your interest, and I would like to take a moment to introduce our company and share how we deliver the highest quality, most affordable product on the market.

Timeless Tiny Homes is proud to be the leading builder of tiny homes and ADUs in Central Indiana. Whether you are interested in one of our thoughtfully designed models or a fully customized unit, we prioritize quality in every aspect of our work. Our homes are engineered and built to the highest standards, ensuring that your tiny home or ADU can generate rental income at a premium rate or provide a comfortable, stylish living space for your family.

From permits and design to construction and utility hookups, we manage the entire process, allowing you to relax and enjoy a seamless experience. Please note that permit and hookup fees are not included in the prices listed below, as these costs vary based on your city, the size of the unit, and the placement on your property.

Unlike many of our competitors, we do not rely on prefabricated units. We build each tiny home or ADU on-site, which allows us to construct on nearly any property. This method not only ensures a personalized approach but also eliminates costly delivery and placement fees, which can exceed \$60,000—fees that many companies often omit.

Our homes are typically completed within 6–12 months and come fully finished, including beautifully designed bathrooms and a fully functional kitchen with appliances. That means your tiny home or ADU will be move-in ready the moment construction wraps up—perfect for immediate rental or welcoming loved ones home.

If you have any questions or would like to discuss a personalized estimate for your property, please feel free to call or text us at:

888-7-TINYHOME | +1 (463) 666-7130

We look forward to working with you to create a high-quality, functional space tailored to your needs.

SINCERELY,

John Carter

CEO | Founder, Timeless Tiny Homes

WHY GO TINY

Tiny living offers a transformative way to address the housing challenges many communities face, especially in many cities in Central Indiana. With rapid population growth and rising housing costs, Indiana is experiencing a housing crisis that affects affordability and availability. At Timeless Tiny Homes, we believe tiny homes, particularly ADUs and infill development, are a key part of the solution.

KEY BENEFITS OF TINY LIVING

ADDRESSING INDIANA'S HOUSING NEEDS (URBAN AND RURAL)

Indiana's population is growing, but housing availability isn't keeping pace. From cities to small towns, communities across the state are feeling the strain. Tiny homes—especially as Accessory Dwelling Units (ADUs); offer flexible, affordable options for families, individuals, and renters alike. They help make homeownership more accessible and meet diverse housing needs in both urban and rural settings.

A STATEWIDE SOLUTION TO A GROWING CHALLENGE

Tiny living offers a transformative way to respond to Indiana's housing challenges. Rapid growth, limited inventory, and rising costs have created a crisis that affects Hoosiers across the state. At Timeless Tiny Homes, we believe that tiny homes, especially ADUs and smart infill development, can be a key part of the solution for communities of all sizes, from downtown neighborhoods to rural counties.

SUPPORTING RESPONSIBLE GROWTH

Infill development utilizes underused or vacant land within established areas, making it a sustainable path to growth. Tiny homes are ideal for these projects; revitalizing neighborhoods, increasing housing options, and preserving open land by limiting sprawl. In rural areas, ADUs can add flexible housing without disrupting the local character.

SUSTAINABILITY AND COMMUNITY CONNECTION

Tiny homes reduce the environmental footprint of traditional development. Whether placed in urban neighborhoods or on family-owned rural land, these homes encourage sustainable living, strengthen community ties, and provide a thoughtful alternative to conventional housing expansion.

AFFORDABILITY AND ACCESSIBILITY FOR ALL

Tiny homes are cost-effective to build and maintain, providing an affordable housing choice in all parts of Indiana. As ADUs, they help meet the needs of multigenerational families, aging residents, and young adults seeking independence while maintaining the character and accessibility of the communities they serve.

LOOKING FORWARD

By embracing tiny homes and ADUs, Indiana can take a bold step toward solving its housing affordability challenges. These homes offer flexible, innovative options that support more sustainable, equitable, and resilient communities, whether in bustling cities or quiet rural towns.

THE TTH EXPERIENCE

How We Can Help You Get A Second Home Built On Your Property
In As Little As 6-12 Months!

1

Property Assessment

Work with an ADU specialist to determine the feasibility of putting an ADU on your property, review plans and get an estimate.

2

Design

Work with our expert design team to customize a plan to meet your lifestyle and design needs.

3

Permitting

Our team will prepare all floorplans, site surveys and documentation required to complete the permitting process.

4

Build

From foundation to finishes, we handle everything to complete the build experience seamlessly and efficiently.

5

Move-In

We do a final walk-through to ensure it meets your expectations. We hand over the keys to your brand new TTH Tiny Home or ADU!

STANDARD INCLUSIONS

STANDARD INCLUSIONS

All Models Come Standard With The Following, Unless Otherwise Noted.

Exterior

Concrete 4" Slab Foundation
8' Walls with Flat Ceilings
2x6 Exterior Wall Framing
2x4 Interior Wall Framing
Gable Style Roof with 6:12 Pitch
Board & Batten or Composite Wood
Plank Siding
2x4 Exterior Trim
2x6 Fascia
White Vinyl Double Pane Windows
5" Gutters and 2"x3" Downspout
Insulation R-19 Walls & R-38 Ceilings
Timberline HDZ Shingles
Behr Premium Paints

Interior

1/2" Drywall (Imperfect Smooth,
Knockdown, or Orange Peel Finish)
Granite or Quartz Countertops
Cabinets (Shaker or Slab style) &
Soft Close
Subway Tile Shower
Subway Tile Backsplash
Glass Shower Door
Decor Plugs and Switches
Allowance for Fixtures and Handles
Interior Shaker & Pocket Doors
Premium Luxury Vinyl Plank Flooring
1x4 Baseboard and Interior Trim

Appliances

All included appliances are GE and come in
Stainless Steel finish, unless otherwise noted.

30" French Door Refrigerator
30" Electric Range
30" Over-the-Range Microwave
24" Dishwasher
Stackable Washer & Dryer
Water Heater or Tankless System
Mini Split HVAC Unit
Upgrade packages available



INDUSTRY MEMBERSHIPS & ACCREDITATIONS





DESIGN STYLES



MID-CENTURY MODERN



FARMHOUSE



COTTAGE



CONTEMPORARY



ECO-FRIENDLY / OFF-GRID



INDUSTRIAL



TUTOR COTTAGE



CRAFTSMAN



VICTORIAN



FLOOR PLANS

&

EXTERIOR CONCEPTS

THE SEIBERLING

Inspired by the Seiberling Mansion in Kokomo, known for its elaborate Victorian design. The Seiberling Mansion, located in Kokomo, Indiana, is an impressive Victorian home built in 1891 by industrialist Monroe Seiberling. The mansion features a combination of Neo-Jacobean and Romanesque Revival architectural styles, with intricate woodwork, stained glass windows, and ornate fixtures. It now houses the Howard County Museum.

Whether you are discovering new avenues for creating rental income or you're looking for a way to house a friend or family member while maintaining some privacy, a studio ADU may be just what you're looking for.



STUDIO

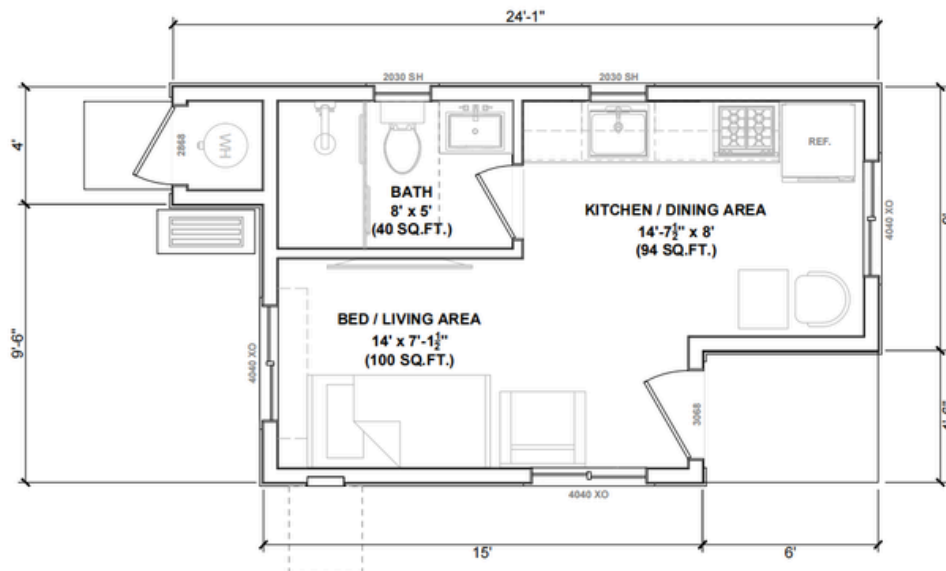
SIEBERLING - 240

240 SQFT STUDIO



SIEBERLING - 257

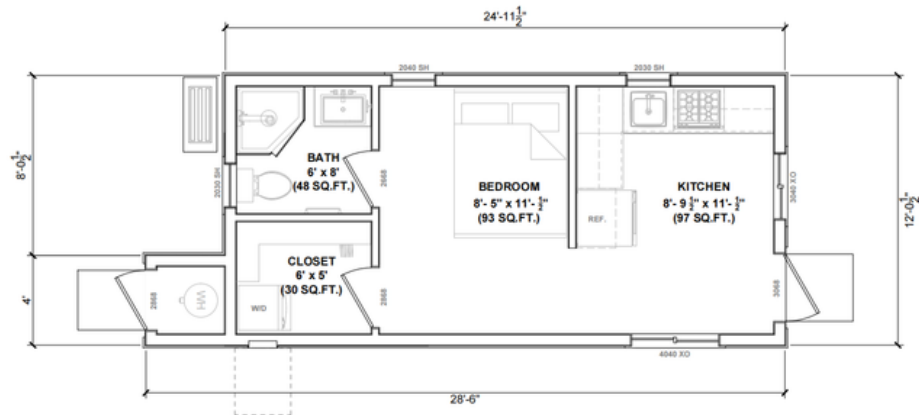
257 SQFT STUDIO



STUDIO

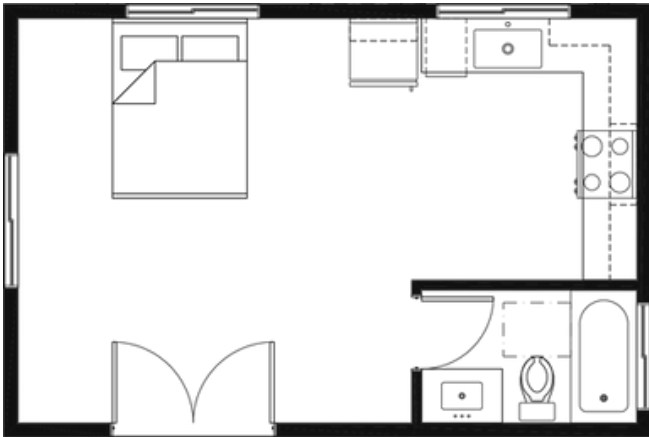
SIEBERLING – 300

300 SQFT STUDIO



SIEBERLING – 384

384 SQFT STUDIO



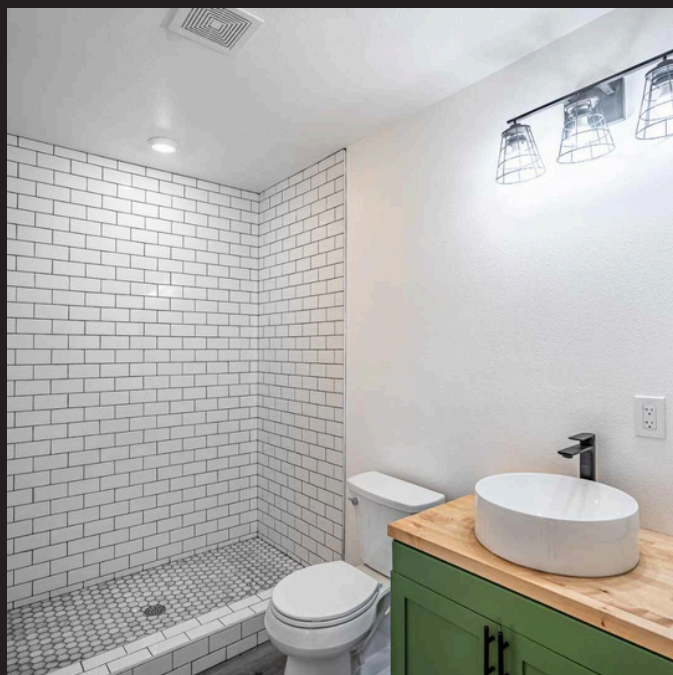
STUDIO

EXTERIOR CONCEPT



STUDIO

INTERIOR DESIGN



ONE BEDROOM

THE BENTON

Reflecting the Benton House in Irvington, a charming and historic Queen Anne-style home. The Benton House, located in the historic Irvington neighborhood of Indianapolis, Indiana, is a Second Empire-style home built in 1873. It was the residence of Allen R. Benton, a former president of Butler University. The house features a mansard roof, a tower entrance, and fine woodwork. It now serves as a community event space and is listed on the National Register of Historic Places.

Imagine a charming one-bedroom ADU nestled in your backyard, perfect for renting to individuals or couples seeking a cozy home. The perfect fit for aging parents to live comfortably close by, or your adult child enjoying their own space. Enhance your property's value and versatility with our beautifully designed one-bedroom ADUs, creating a harmonious living space for loved ones or a lucrative rental opportunity.



ONE BEDROOM

BENTON – 360

360 SQFT 1 BEDROOM



BENTON – 364

364 SQFT 1 BEDROOM



ONE BEDROOM

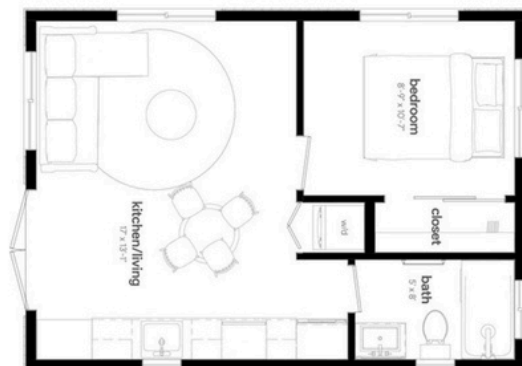
BENTON – 436

436 SQFT 1 BEDROOM



BENTON – 450

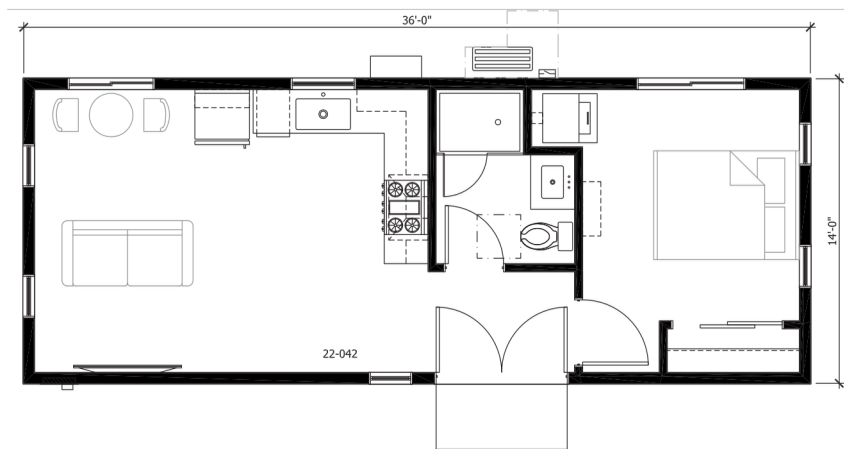
450 SQFT 1 BEDROOM



ONE BEDROOM

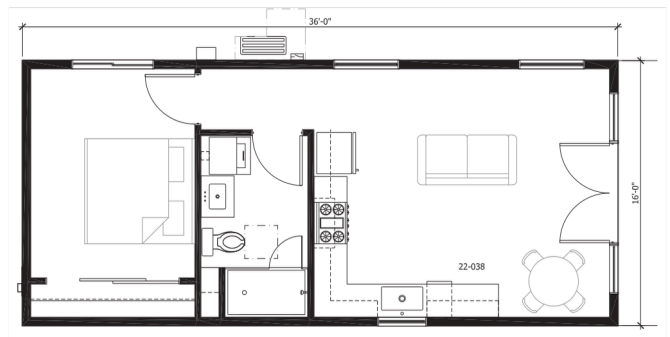
BENTON – 504

504 SQFT 1 BEDROOM



BENTON – 576

576 SQFT 1 BEDROOM



ONE BEDROOM

BENTON – 729

729 SQFT 1 BEDROOM



BENTON – 749

749 SQFT 1 BEDROOM



ONE BEDROOM

EXTERIOR CONCEPT



ONE BEDROOM

INTERIOR DESIGN



TWO BEDROOM

THE MORRIS-BUTLER

Inspired by the Morris-Butler House in Indianapolis, a well-preserved Victorian Gothic home. The Morris-Butler House, located in Indianapolis, Indiana, is a Second Empire-style home built around 1864. Designed by architect Diedrich A. Bohlen, the house features a mansard roof and a four-story tower. It has been restored and now serves as a venue for Indiana Landmarks programs and events.

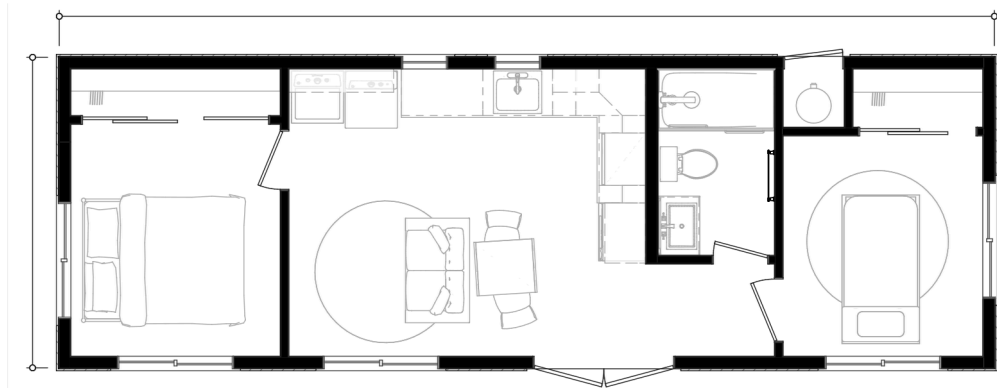
Discover the perfect combination of luxury and functionality with our two bedroom units. You'll enjoy a spacious and well-appointed living area, ideal for families, guests or as a rental opportunity. These two-bedroom units range in size from 535– 1003 sq feet.. Each unit is designed with a functional, open-concept floor plan that makes the most of every square foot and top-of-the-line finishes and features for a modern and comfortable living experience.



TWO BEDROOM

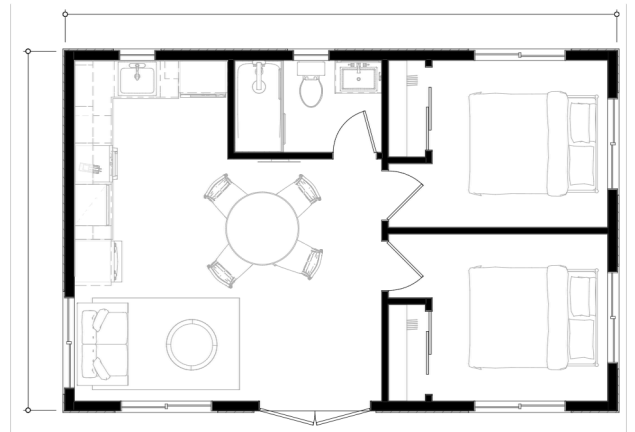
MORRIS-BUTLER – 535

535 SQFT 2 BEDROOM



MORRIS-BUTLER – 585

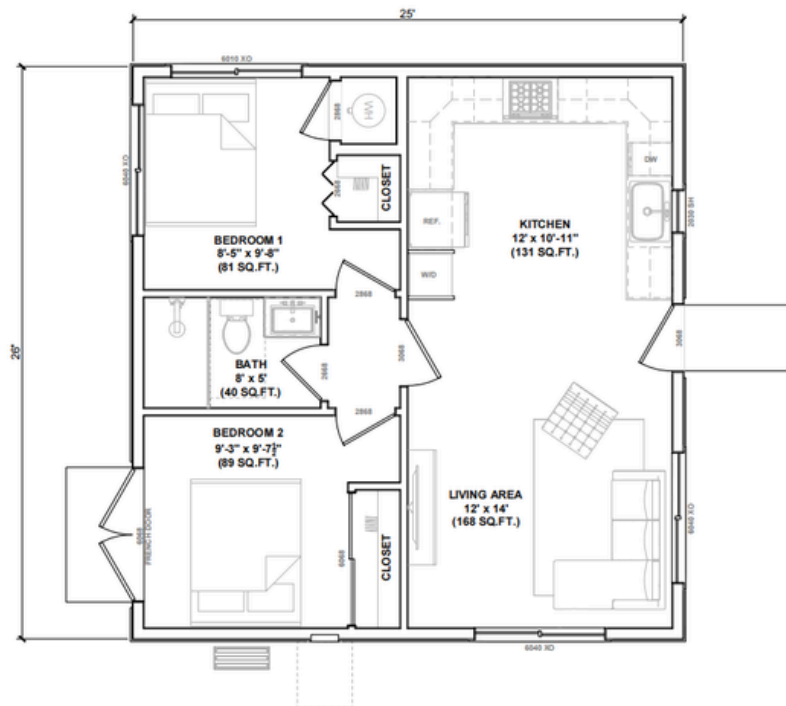
585 SQFT 2 BEDROOM



TWO BEDROOM

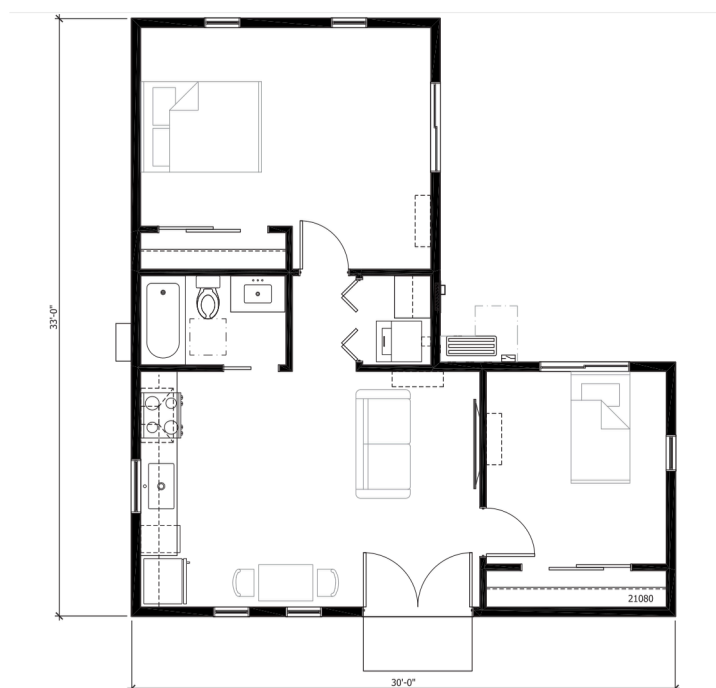
MORRIS-BUTLER – 650

650 SQFT 2 BEDROOM



MORRIS-BUTLER – 743

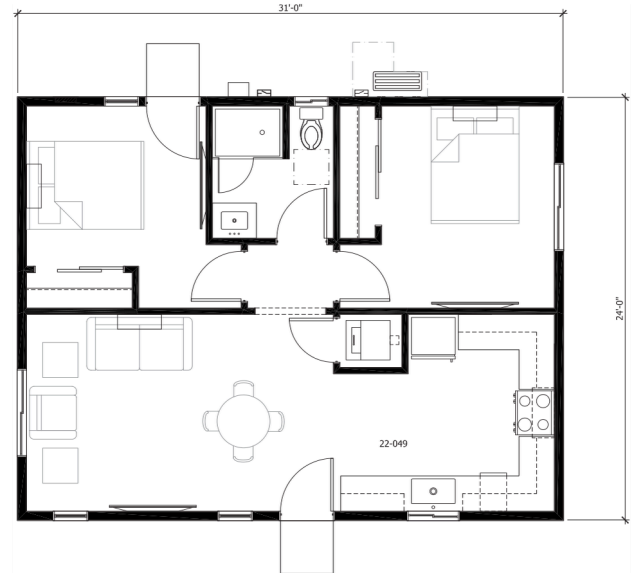
743 SQFT 2 BEDROOM



TWO BEDROOM

MORRIS-BUTLER – 744

744 SQFT 2 BEDROOM



MORRIS-BUTLER – 800

800 SQFT 2 BEDROOM



TWO BEDROOM

MORRIS-BUTLER – 936

936 SQFT 2 BEDROOM



MORRIS-BUTLER – 1003

1003 SQFT 2 BEDROOM



TWO BEDROOM

EXTERIOR CONCEPT



TWO BEDROOM

INTERIOR DESIGN



THREE BEDROOM

THE HUDDLESTON

Inspired by the Huddleston Farmhouse in Cambridge City, a historic 19th-century home along the National Road. The Huddleston Farmhouse, located in Cambridge City, Indiana, was built in 1841 by John Huddleston. The farmhouse served as a rest stop for travelers along the National Road, offering meals and lodging. It has been restored to reflect its 19th-century appearance and is open for tours.

Our 3-bedroom ADUs are ideal for multigenerational living, larger families, or homeowners looking to generate more rental income. With spacious layouts starting at 1000 sq. ft. and up, these units offer a full-sized living experience in a compact footprint. Each room is thoughtfully positioned to balance privacy and connection, with modern finishes throughout. Whether you need extra space for loved ones or want a high-value investment, this ADU delivers both comfort and versatility.

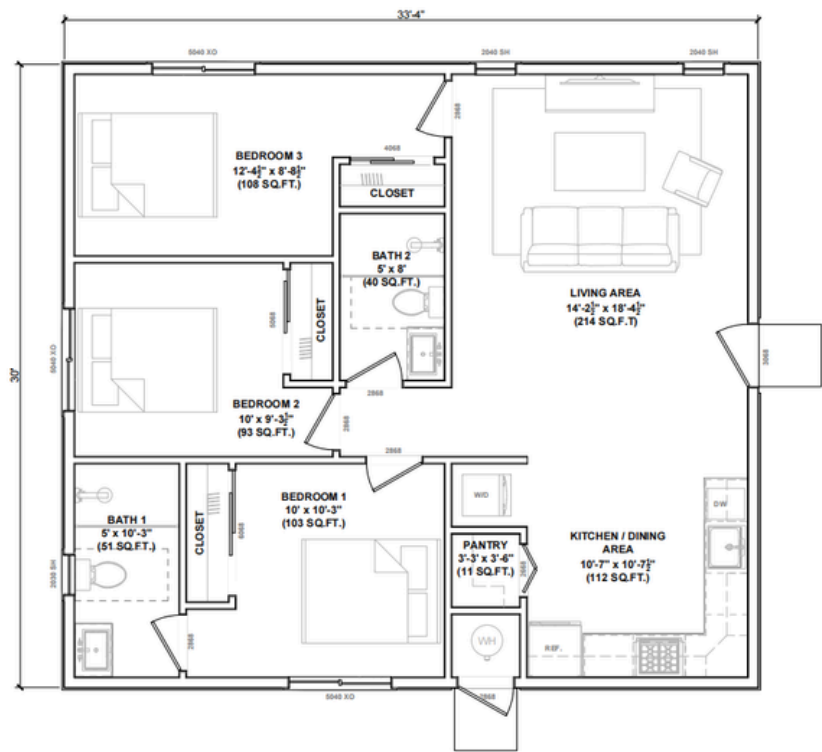


THREE BEDROOM

HUDDLESTON – 1000 A
1000 SQFT 3 BEDROOM



HUDDLESTON – 1000 B
1000 SQFT 3 BEDROOM



THREE BEDROOM

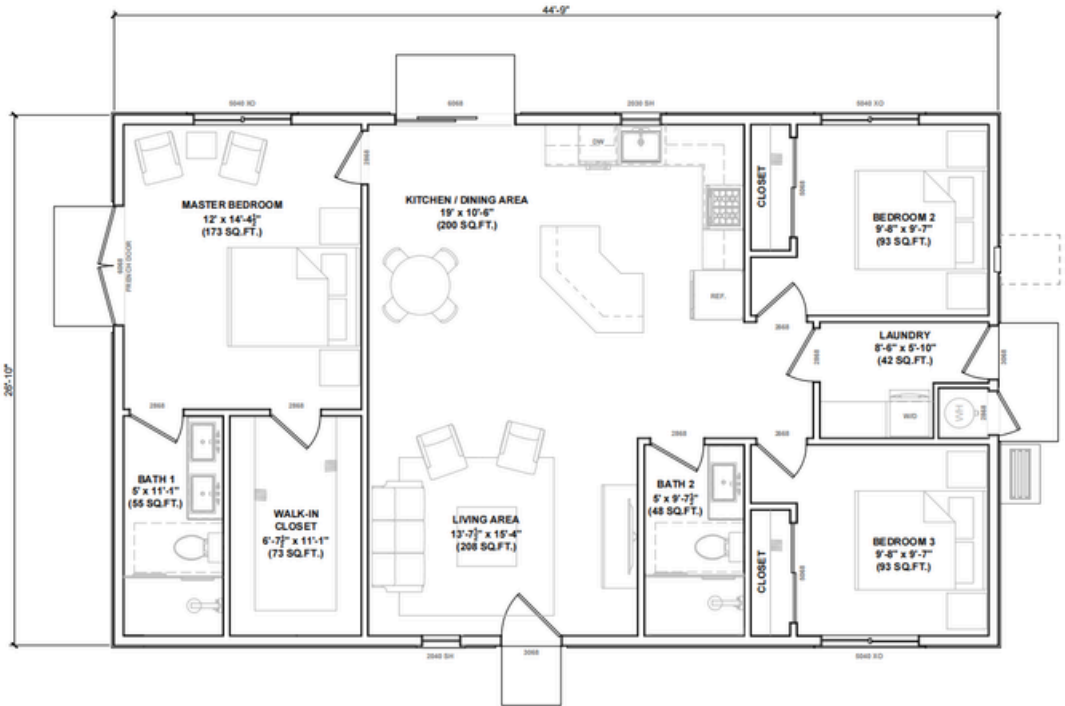
HUDDLESTON – 1197

1197 SQFT 3 BEDROOM



HUDDLESTON – 1200

1200 SQFT 3 BEDROOM



THREE BEDROOM

EXTERIOR CONCEPT



THREE BEDROOM

INTERIOR DESIGN



TWO STORY (1 bed, 1 bath)

THE BARKER

Inspired by the Barker Mansion in Michigan City, known for its Gilded Age elegance. The Barker Mansion, located in Michigan City, Indiana, was built in 1857 and later expanded in 1905 by industrialist John H. Barker. The mansion reflects Gilded Age elegance, featuring 38 rooms filled with original furnishings, intricate woodwork, and art. It offers insights into the Barker family's life and the history of Michigan City.

Our two-story ADUs are the perfect solution for maximizing space on your property. These units offer a smart layout with separate living and sleeping areas, giving you both functionality and privacy. With sizes ranging from 600 to 1,200 sq. ft., they're perfect for families, guests, or even as a rental. Thoughtfully designed with modern finishes, these homes bring comfort and style to your backyard.



TWO STORY

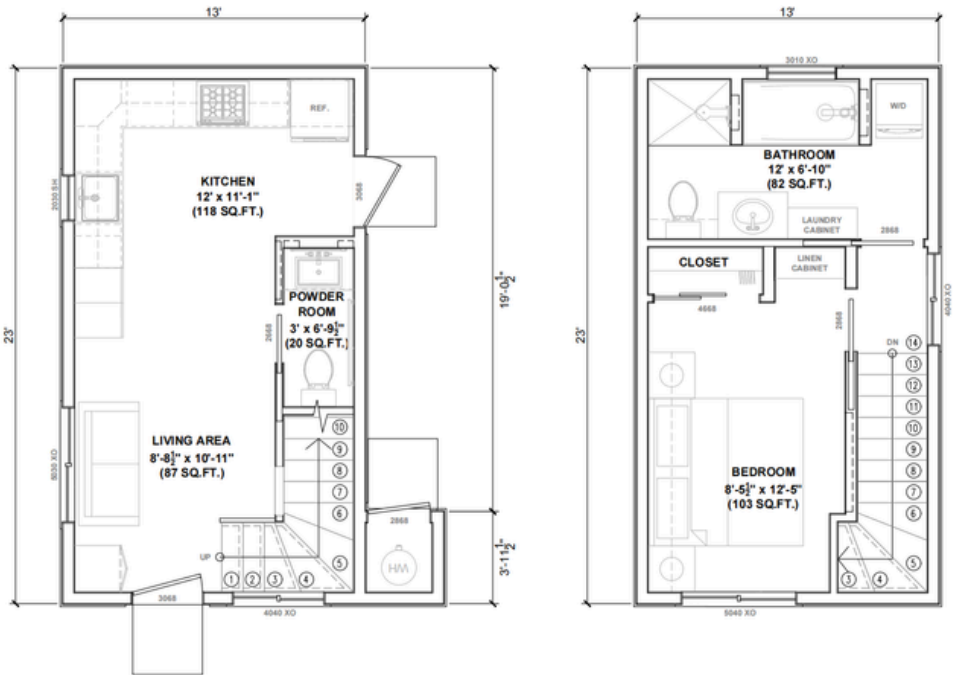
BARKER – 480

480 SQFT 2 STORY, 1 BEDROOM



BARKER – 598

598 SQFT 2 STORY, 1 BEDROOM



TWO STORY

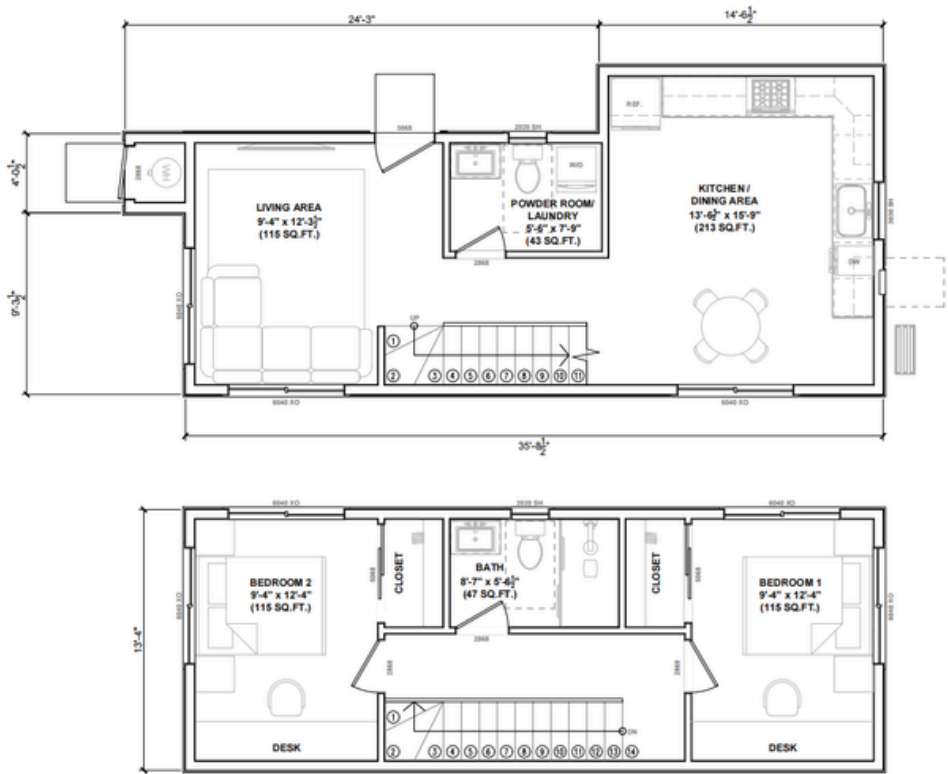
BARKER – 600

600 SQFT 2 STORY, 1 BEDROOM



BARKER – 1000

1000 SQFT 2 STORY, 2 BEDROOM



ADU OVER GARAGE (1 bed, 1 bath)

THE LANIER

Inspired by the Lanier Mansion in Madison, a stunning example of Greek Revival architecture. The Lanier Mansion, located in Madison, Indiana, is considered the "Crown Jewel" of Madison's Historic District. Built in 1844 for James Franklin Doughty Lanier, a pioneer and financier, the mansion showcases Greek Revival architecture, featuring Corinthian columns, a spiral staircase, and ornamental plasterwork. The mansion has been restored to its 19th-century splendor and is open for tours.

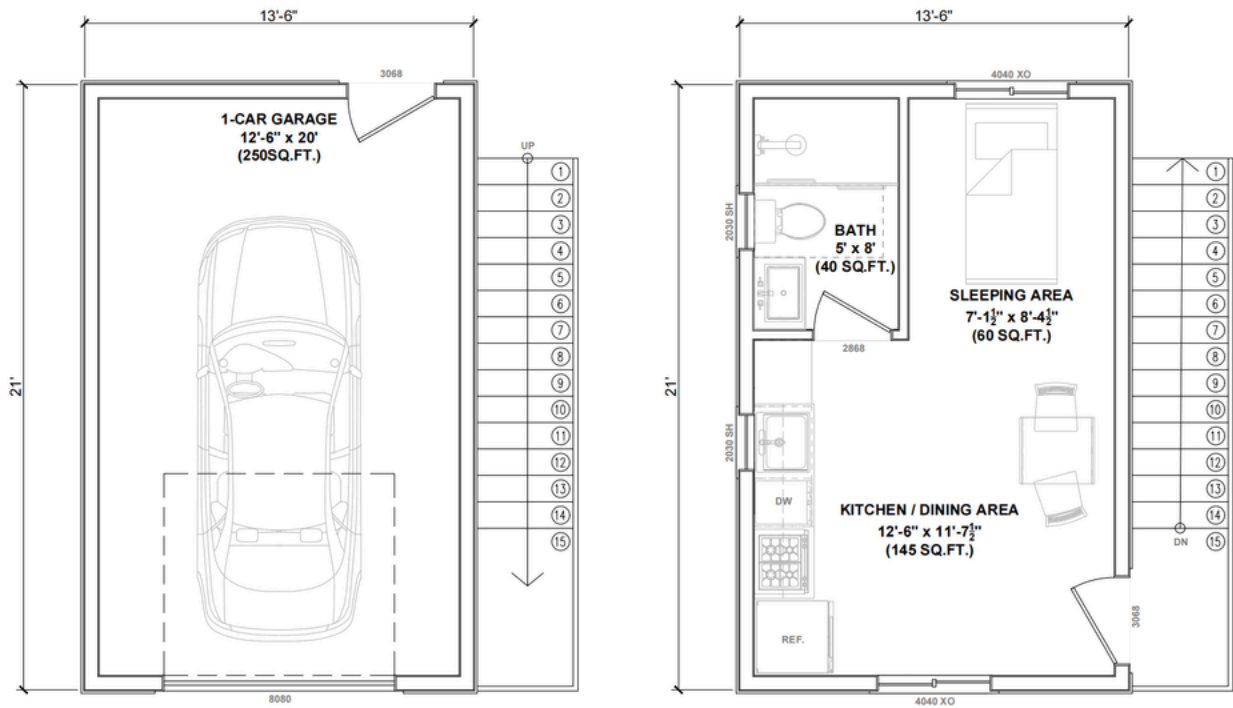
Turn unused space into something extraordinary with an ADU over your garage. These units, ranging from 400 to 800 sq. ft., provide the perfect balance of convenience and comfort. Whether you need a rental, a guest suite, or extra living space, these open-concept designs feature high-quality finishes and smart layouts to seamlessly fit your lifestyle.



ADU OVER GARAGE

LANIER – 284 – 1G

284 SQFT ADU OVER GARAGE, 1 BEDROOM



LANIER – 510 – 1G

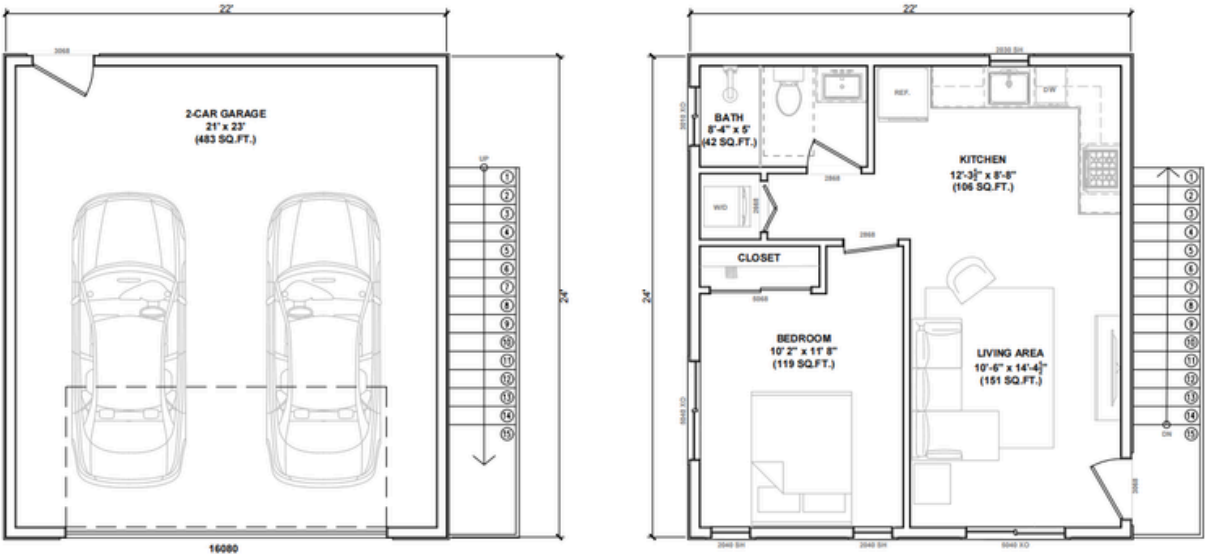
510 SQFT ADU OVER GARAGE, 1 BEDROOM



ADU OVER GARAGE

LANIER – 528 – 2G

528 SQFT ADU OVER GARAGE, 1 BEDROOM



LANIER – 720 – 2G

720 SQFT ADU OVER GARAGE, 1 BEDROOM



2 STORY OVER GARAGE

EXTERIOR CONCEPT



INTERIOR DESIGN



THE CULBERTSON

A nod to the Culbertson Mansion in New Albany, a grand example of Second Empire architecture. The Culbertson Mansion, located in New Albany, Indiana, was built in 1867 for William S. Culbertson, once the richest man in Indiana. The mansion showcases Second Empire architecture, featuring a mansard roof, elaborate frescoes, and hand-painted ceilings. It is now a state historic site open for tours.

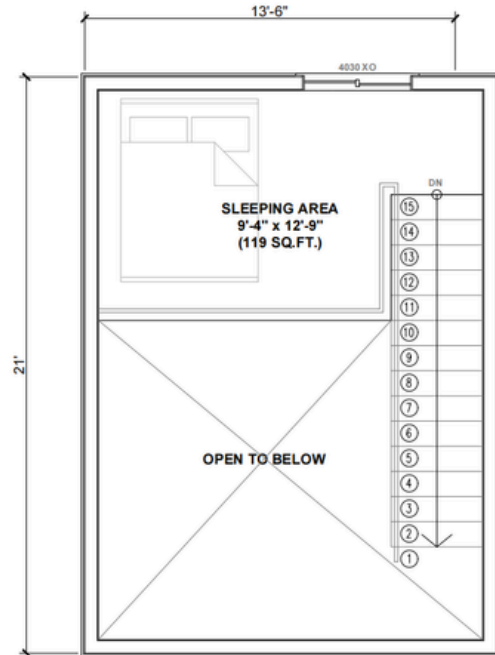
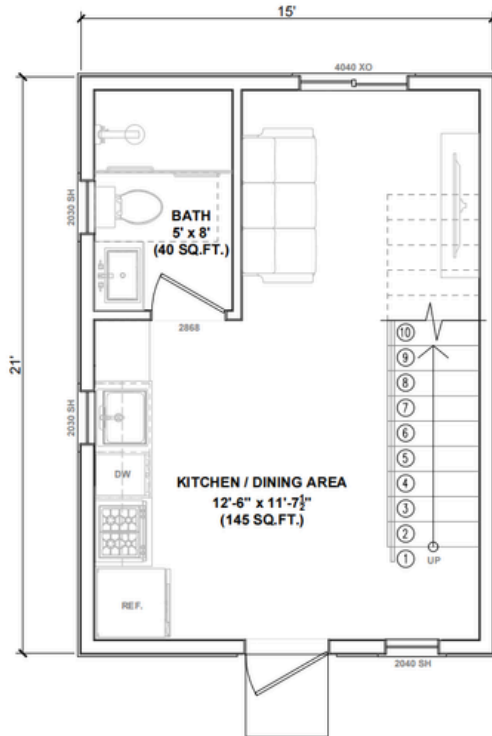
Our loft-style ADUs offer an open, airy design that makes the most of every square foot. With high ceilings and a flexible upstairs loft space, these units feel larger than they are. Perfect for creatives, singles, or couples, the loft adds character and functionality—whether used as a bedroom, home office, or reading nook. Compact yet stylish, these ADUs bring a modern, minimalist vibe to your property while offering all the essentials of a full home.



LOFT

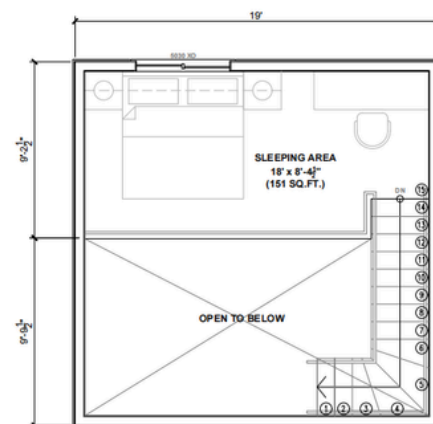
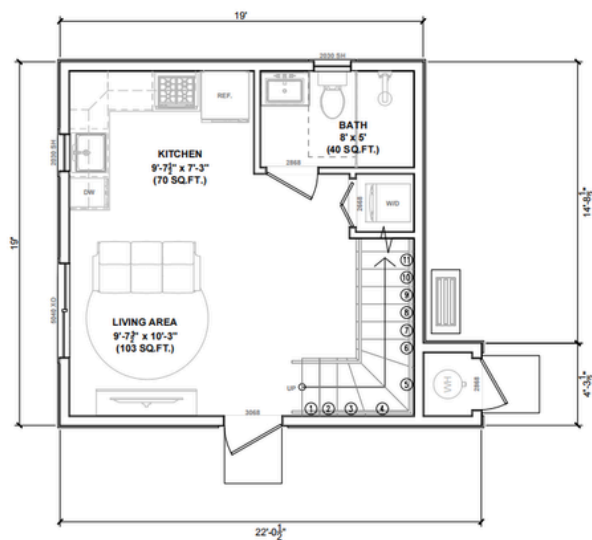
CULBERTSON - 448

448 SQFT LOFT



CULBERTSON - 536

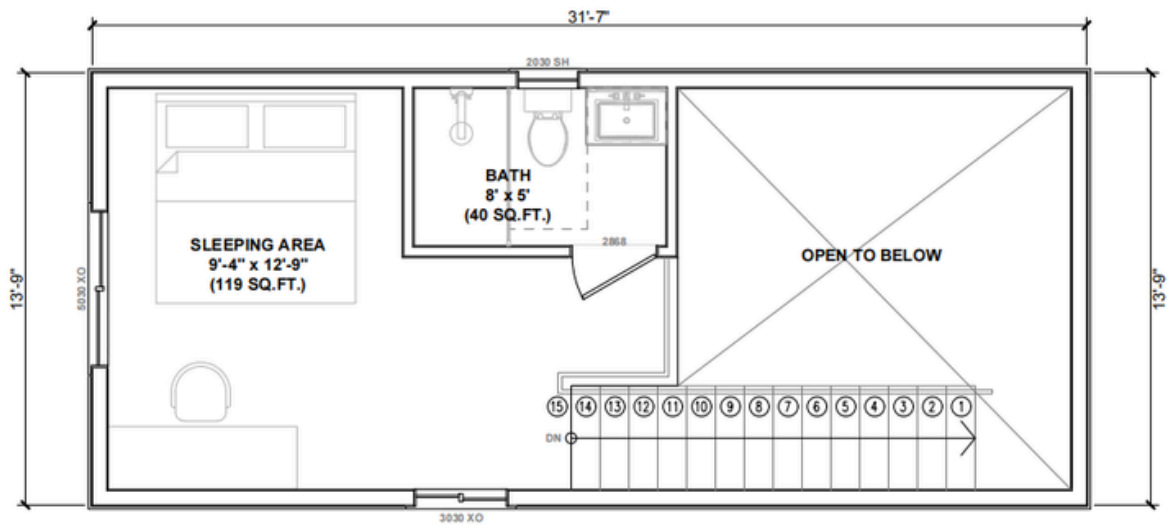
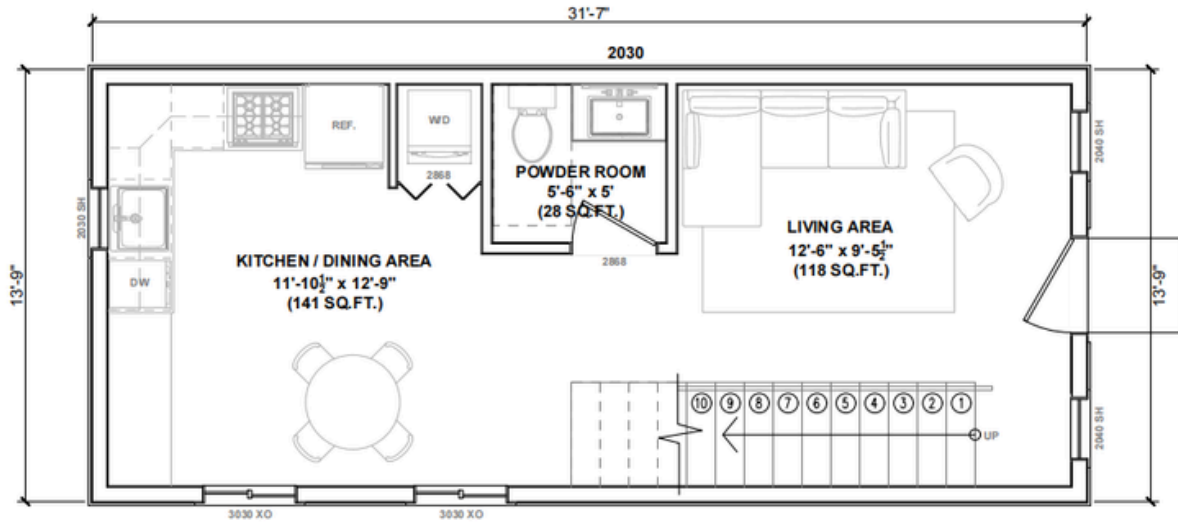
536 SQFT LOFT



LOFT

CULBERTSON - 689

689 SQFT LOFT





Tiny Homes, Timeless Living

CREATE A SMART & SUSTAINABLE FUTURE WITH EVERY SQUARE FOOT



888-7-TINYHOME

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