





2 Bedroom Cottages - \$474,900

with Landscaping, No Specials!

Home 1,318/1,342 sf – Garage 472/492 sf

Landscaping

- Landscaped Yard Including Sod, Sprinklers, Concrete Edging, Rock, Boulders, Shrubs and Trees.
- 14'x14' Stamped and Colored Concrete Patio Slab.

Plumbing

- Delta Brushed Nickel Fixtures.
- Toto Elongated ADA Height Toilets
- Handicap Accessible 3'x5' Master Bath Shower with Grab Bars and Handheld Shower Head.
- 3'x6' Bathbay in Guest Bath with Grab Bars.
- Elkay Quartz Undermount Kitchen Sink with Badger 5 Disposal and Countertop Switch.
- 50 Gallon Electric Water Heater.
- Finished Garage with Epoxy Painted Floor, Sink, Hot/Cold Water & Floor Drain.

HVAC

- Bryant 96% Eff. 60k BTU 2-Stage Variable Speed Furnace.
- Bryant 13 SEER Legacy 2 Ton Air Conditioner.
- Trion Air Bear Supreme Media Air Filter.
- 45k BTU Garage Heater.
- Honeywell Wi-Fi Programmable Thermostat.
- Aprilaire 600 Humidifier with Automatic Digital Control.
- Underground Supply Air Ducts with Spray Foam Insulated Return Air Ducts in the Ceiling.

Electrical

- 200 Amp Service with 125 Amp Breaker Panel.
- Recessed LED Lighting Throughout.
- Master Bedroom and Family Room Ceiling Fans.
- Kitchen Under Cabinet Lighting.
- Rope Lighting with a Knotty Alder Beam in the Family Room and White Crown Molding in the Master Bedroom.
- Exterior Lighting Comes on Automatically at Night.

Framing & Insulation

- 9' Wall Height and 2x6 Exterior Walls.
- Recessed Master Bedroom, Vaulted Family Room and Trayed Dining Room Ceilings
- 12'x20' Storage Above Garage with Aluminum Ladder.

- Engineered Roof Trusses with 14" Heel Height.

Insulation

- Exterior Walls: R-21 Fiberglass Blown-In Blanket.
- Interior Walls: R-11 Fiberglass Batt for Sound.
- Ceilings: R-50 House/R-38 Garage Blown-In Fiberglass with Spray Foam Insulated Roof Shoots.
- Fire Wall: Two 1" Layers of Sheetrock in the Middle with a 1.5" Insulated Gap and 2x4 Wall on Each Side.
- Exterior: R-3.5 Kingspan GreenGaurd XFP38.
- Home Foundation: 2" Certifoam.

Exterior

- LP Smartside Siding with Expert Finish.
- Tamko Stormfighter Class 4 Impact Rated Shingles.
- Anderson 400 Series Windows with LowE4 SmartSun Coated Glass and Vinyl Wrapped Jams.
- Raynor R-18 Insulated Aspen AP200 Garage Door.
- Exterior Flatwork with Integrated Rebar.
- 3' Wide Zero Entry Doors with Low Thresholds.

Millwork

- 3' Wide Solid White 3-Panel Craftsmen Doors
- Brushed Nickel Lever Door Handles and Hardware
- White Poplar Mission Style 3.5" Casing and 4.25" Base.
- White Wood Shelving.

Interior

- Custom Cabinets with Soft Close Doors and Drawers.
- Granite Countertops with Granite Vanity Backsplashes.
- Custom Master and Guest Bath Mirrors.
- Stainless Steel Whirlpool Appliance Package with Gas Range, Vented Microwave, French Drawer Fridge with Bottom Mount Freezer and Dishwasher.
- Light Orange Peel Texture with Square Corners.
- Vinyl Plank Flooring Throughout.
- Ceramic Tile Kitchen Backsplash.

Additional Costs

- Taxes: Est. at \$4,500 Per Year.
- Association Fees TBD: Est. at \$250 Per Month, Includes Water/Sewer, Lawn Care, Snow Removal, Exterior Insurance and Maintenance.

Built by



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