

COTTAGE COLLECTION

Cottage Collection Included Features

DISTINCTIVE EXTERIOR FEATURES

- Warm, richly appointed historic architecture with customizable floor plans to meet your family's lifestyle (per plan)
- Cement siding with "Durations Permalast 3-2-lifetime finish", synthetic clad front porch, vinyl coated metal on all exterior cornice and synthetic railing and trim (per plan)
- Continuous block, crawl foundation with historic stucco finish (elevated slab some locations)
- Hurricane fasteners on every rafter to secure the roof
- 30 Year architectural shingles
- Attics are vented with ridge-vent for best ventilation & appearance
- 12 inch overhangs on all roofs (per plan)
- Insulated Carriage style garage doors with carriage hardware
- Pre-wired for garage door opener
- Fiberglass front door systems with "no rot" jambs
- Professionally landscaped tree & shrubbery package
- Weatherproof front and rear outlets
- Whole house covered in "Premium Housewrap" significantly reducing air infiltration

INTERIOR FEATURES

- Crown molding in Dining Room, Family Room, Living Room, Kitchen, Breakfast Room and Foyer
- Four phone lines, four cable lines, two data lines, included security system with 3 months of monitoring and pre-wire for home theater system
- Knockdown walls and ceilings whole house with smooth finish in Kitchen, Dining Room and Bathrooms
- Clients choice of 5 standard wall colors (Antique White, Softer Tan, Kilim, Ivoire, Navajo White); Interior Trim (Alabaster White latex trim. We also offer optional custom colors)
- 9' ceilings on the first floor and 8' ceilings on the second floor – (little big house 10' down 9' up)
- Carrerra two panel interior doors with white hinges, nickel knobs and hardware
- Cottage trim interior doors 1x4/5/4x6 with Box Newell post and exposed end stairs
- Ceramic surround at fireplace with Bungalow mantle (matches other ceramic selections)
- "Armstrong Tough Guard Initiator Vinyl" floors in Hall Baths, Laundry, Wood Vinyl in Kitchen and Foyer. Carpet in Dining Room, Living Room, Upper Hall and Bedrooms
- Vinyl coated ventilated shelving in all closets
- Three ceiling fans with light kits (Family Room, Master Bedroom and ROG) all bed rooms pre wired for ceiling fans
- Cathedral Master Bedroom and Bath (per plan or elevation)
- Upgraded standard lighting packages by Progress Lighting Rocker light switches
- Attic access - pull down stairs

COTTAGE COLLECTION

KITCHEN AND BATHS

- “Merrilat” Collins Birch recessed plantation cabinetry (5 finish choices) with hidden hinges, 42” upper cabinets with crown molding
- Bronze level granite with undermount stainless steel sink (incentive) “Delta” faucet and insink-erator. “Delta” chrome fixtures (see catalog) in all other Baths
- “Stainless steel Frigidaire” glass top self cleaning electric range, microwave hood and “Frigidaire” dishwasher
- Now offering Gourmet Kitchen options as seen in “Homearama”
- Recessed lighting in kitchen (6 or per plan) and over each shower
- Molded marble tops in Bathrooms
- Garden tub, ceramic tile floor and ceramic tub surround in Master Bath (most plans)
- Separate shower enclosure in Master Bath with glass by-pass shower door
- Double vanities in Master Bath with drawers (optional granite available in master bath)
- Secluded water closet in Master Bath with elongated toilets (per plan)
- “Armstrong Tough Guard Initiator Vinyl” floors in secondary Baths

ENERGY SAVING & GREEN FEATURES

- Ply-Gem Double paned, vinyl windows with low-E glass, integrated trim and screens
- Blown Cellulose insulation in exterior living space walls, 50% improved efficiency
- Radiant Barrier roof reflects 90% of the sun’s radiation improves HVAC efficiency
- 80 gal fast recovery electric hot water heater (Summer Park); 50 gal gas other neighborhoods
- Efficient electric heat by “LENNOX” (Summer Park); Gas heat other neighborhoods
- Integrated smoke detectors throughout
- Vented fireplace with switch control for convenience
- Single zone 13 seer “LENNOX” HVAC system (2 zone some models)
- Exhaust fans vented to outside
- All floors glued and screwed down to reduce squeaks
- Whole house covered in “Premium Housewrap” significantly reducing air infiltration
- Programmable thermostat

PEACE OF MIND COMFORTS

- Regionally recognized, Family owned, award winning, designer, builder and developer
- 2-10 Home Warranty
- Stephen Alexander 5-year Peace of Mind Home Warranty
- 200 amp electrical service
- Complete customer service program
- Security system (1 keypad, 1 motion or glassbreak detector and 3 months free monitoring)
- Termite prevention treatment and warranty