

COTTAGE COLLECTION PLUS

Cottage Plus... 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)
- 10' ceilings on the first floor and 9' ceilings on the second floor
- 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)
- Hardwood in Foyer, gallery kitchen, breakfast room, carpet in dining Room, living Room, Upper Hall and Bedrooms, "Armstrong Vinyl" floors in Hall Baths, Laundry, 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

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KITCHEN AND BATHS

- “Merrilat” Collins Birch recessed plantation cabinetry (5 finish choices) with hidden hinges, 42” upper cabinets with crown molding with over and under task lighting
- Bronze level granite with undermount stainless steel sink(incentive) “Delta” faucet and in-sink-aerator. “Delta” stainless steel fixtures (see catalog) in all Baths and kitchen
- “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)
- Tiled shower with dual heads, in Master Bath with glass custom glass enclosure
- 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
- 50 gallon natural gas fast recovery gas hot water heater
- Efficient HVAC by “LENNOX”
- Integrated smoke detectors throughout
- Vented fireplace with switch control for convenience
- Single zone 13 seer “LENNOX” HVAC system (2 zone some models above 2800sqf)
- 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