



# Included Features The Cottages



## Structure

Engineered Post Tension Slab  
 Broom finished exterior concrete  
 9' First Floor; 8' Second Floor (if app)  
 Studs 2 x 4 @ 16" on center  
 7/16" OSB Wall and Roof Construction  
 Engineered Roof System  
 30 Year Architectural Shingles  
 10 Year Structural Warranty through 2-10

## Mechanicals and Insulation

Pex Plumbing  
 Tankless Gas Water Heater  
 2 Water Spigots  
 2 Exterior Electrical Outlets  
 200 Amp Electrical Panel Receptacles per code  
 2 Flood Lights  
 Smoke Detectors per code  
 13 SEER Heat Pump  
 Programable Thermostat  
 Spray Foam Insulation on Attic Rafters  
 R-13 Batt Insulation in Exterior Walls

## Exterior Finishes

6 Light Craftsman Fiberglass Front Door Painted  
 Back Door, etc- Full View Glass Doors  
 Prairie Grid Over Clear Low E Vinyl Windows on front  
 (Clear/no grids on sides and back windows)  
 ColorPlus James Hardie Soffits, Siding, Trim & Porch ceilings  
 Thumb Activated Front Door Handleset & Deadbolt  
 PVC Columns  
 Front Porch Handrails

## Interior Finishes

Smart Home Security System  
 8 Tv or Phone Drops  
 Mudroom Cabinet  
 2" Faux Wood Blinds Throughout  
 36" Gas Fireplace with Gas Logs  
 Craftsman Style Wood Mantle Painted  
 Stone or Brick Fireplace Surround to Mantle  
 Cove Crown Molding Throughout Main Floor Common Areas  
 Craftsman Trim around doors and windows  
 7-1/4" Baseboards  
 Nickel Egg Shape Door Knobs  
 Craftsman Style Hollowcore Interior Doors  
 Smooth Ceilings and Walls  
 Paint: 1 whole house, 1 accent for master suite and/or dining  
 room & 1 Trim Color  
 Wire Shelving in Pantry & Closets

## Flooring

5" Hardwoods in Common areas on Main Floor  
 Tile in bathrooms and laundry  
 Frieze Carpet in Bedrooms with 6# pad

Stained oak stair treads with craftsman style square spindles  
 & handrail (if applicable)

## Plumbing

Pfister Marielle Series in Chrome

## Lighting

Craftsman Style Nickel Fixtures from Inline Lighting  
 Ceiling Fan with Light Kit in Great Room & Master Bedroom  
 Flush mount ceiling fixture in Guest Bedrooms & braced for  
 future fans

## Kitchen

GE Stainless Gourmet Kitchen Appliance Package (Gas  
 Cooktop, built in wall oven/microwave combo, & dishwasher)  
 Stainless Chimney Vent Hood  
 Stainless Farmhouse/Apron Sink  
 Granite Countertops  
 Beadboard, Tile or Tumbled Stone Backsplash  
 Maple Shaker or Flat panel Cabinets, Stained or Painted with  
 Soft Close Drawers  
 Trash Pullout Cabinet  
 3 Pendant Lights (Nickel finish) over island  
 4 Recessed Lights  
 Cabinet Hardware

## Master Bath

2 Undermount sink bowls  
 5' Garden Drop in tub with tile surround & craftsman trim front  
 Fully tiled shower with tile shelf & corner tile seat  
 Semi Frameless shower door  
 Granite Countertops  
 36" Raised Vanity Height  
 Maple Shaker or Flat panel Cabinets, Stained or Painted with  
 Soft Close Drawers  
 Cabinet Hardware  
 Recessed Light over tub and shower with exhaust fan  
 Elongated Toilet  
 Vanity Light over each sink (Nickel finish)  
 Full Size Mirror(s)

## Guest Baths

Granite Countertops  
 Undermount Sink  
 36" Raised Vanity Height  
 Molded Fiberglass Tub/Shower Unit  
 Maple Shaker or Flat panel Cabinets, Stained or Painted with  
 Soft Close Drawers  
 Cabinet Hardware  
 Recessed Light Over Tub  
 Vanity Light  
 Exhaust Fan  
 Elongated Toilet  
 Full Size Mirror

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**Purchaser Signature / Date**

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