



## The Cottages Standard Features\*

### **INTERIOR FINISHES**

#### **Floor Coverings;**

- 40 oz. stain resistant carpeting in the living room, dining room, hallways & bedrooms (choice of 1 color throughout)
- Ceramic tile floor coverings in the bathrooms, laundry room & kitchen. (choice of patterns/colors)
- PEP 7/16 “urethane carpet cushion by
- Hardwood flooring in the entry & dining area (choice of 1 stain)

#### **Kitchen Cabinets / Counters:**

- Pinnacle (white thermo foil on MDF, raised panel) or Mapleview (square raised panel in choice of maple stain) by Grandview Products Company <sup>TM</sup>
- Solid surface countertops by Corian®
- Double Bowl integrated Corian® sink

#### **Bathroom Cabinets & Counter Tops:**

- Pinnacle (white thermo foil) cabinets by Grandview <sup>TM</sup> with white on white cultured marble, recessed oval sink

#### **Decorative Moldings:**

- 7 1/4” painted base molding
- 3 1/4 ” RB3 painted window & door casings
- Two piece / 6” crown molding in the downstairs areas
- 1 3/8 “ two panel solid core masonite interior doors

#### **Closets & other Hardware:**

- Spacious closets with Ventilated wire shelves
- One 18” towel bar, one 30” towel bar, one robe hook and one matching toilet paper holder is standard in each bathroom
- Premium finish door knobs & hardware
- Beveled edge mirrors in all bathrooms

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### **Wall & Ceiling Finishes:**

- Smooth painted sheet rock walls
- Smooth finished sheet rock ceiling
- 9' ceilings throughout (1<sup>st</sup> floor unless vaulted/trey)
- 8' ceilings on 2<sup>nd</sup> floor (except bonus rooms)
- Choice of 1 color paint from Sherwin Williams® pallet for interior walls (flat latex)
- Semi-gloss oil trim paint from Sherwin Williams® (Dover White)

### **Appliances:**

- Appliances by Whirlpool™
  - 25.4 cu ft Gold Series Side by Side Refrigerator with Icemagic® Automatic Ice Maker
  - 5 cycle, 3 level insulated Gold Series Dishwasher with timed wash delay
  - Gold Series Free standing Clean Top® Electric Range with storage drawer
  - 1.5 cu ft, 950 watt Gold Series Microwave oven with a built-in exhaust fan
  - Food Disposer, 1/3 hp with a 26 Oz. chamber
  - 13 seer rating heat pump heating & cooling system

## **CONSTRUCTION INFORMATION**

### **Floor & Ceiling Systems**

- Stick built
- 3/4" Tongue & Groove Oriented Strand Board (OSB)
- 2"x10" floor joists

### **Exterior**

- Exterior walls, 2x4 stud on 16" centers
- All vinyl double pane, insulated windows by Silverline™ single hung with tilt-in bottom sash for easy cleaning
- 1-3/4" insulated exterior doors
- Variety of Brick, stone & Hardi-Plank® sidings
- 30 year fiberglass roof shingles

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## **Insulation**

- Corning-type batt insulation
- R-30 rating in ceiling
- R-19 rating under 1<sup>st</sup> floors
- R-13 rating on all exterior walls

## **Plumbing**

- 50 Gallon electric water heater with protection pan
- Faucets by Moen®, single lever kitchen faucet & separate lever bathroom faucets, single lever shower faucets. (Brushed Nickel standard)
- Ceramic surround tub and shower in master bath (to match floor)
- One-piece fiberglass tub/shower combos in guest bathrooms are standard
- White on white cultured marble, 22” oval, recessed sinks are standard in the bathrooms

## **Electrical & Lighting**

- 200 amp service
- Phone & cable connections in each bedroom & living room.
- Phone connection in kitchen
- Smoke alarms according to local building codes
- Ceiling fans are standard in the living room, master bedroom and screened porch. Other bedrooms come pre-wired to accept fans with light kits
- Thomas Lighting® throughout the home (standard is brushed nickel finish)
- Vent-less gas fireplace in living room w/ stone surround (mantle down)

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