

# The Cottonwood w/ Garage

*Legacy Plan*



The Cottonwood

4 Bed - 2.5 Bath

1784 sqft

**Exterior:**

High Quality Exterior  
 Low Maintenance Hardie Lap and Board & Batten  
 30-Year Dimensional Architectural Roof Shingles & Metal Roof  
 Covered Front & Back Porch w/ vinyl vented soffit  
 Single Hung Double Pane High Efficiency Low E Glass Vinyl Windows  
 Sodded Lot using Bermuda Grass  
 -Includes 10 pallets of sod & planting beds in front of home  
 Fireplace Chimney with Lap Siding  
 Exposed Rafter Tails on Garage Bump Out  
 1x6 Shutters with 1x4 Raised Accents  
 6x6 Rough Sawn Porch Columns  
 2 Car Garage

**Building Standards:**

Slab on Grade Concrete Foundation  
 Traditional Stick Framing Methods  
 Framed "Green Corners" for higher Energy Efficiency

**Interior Features:**

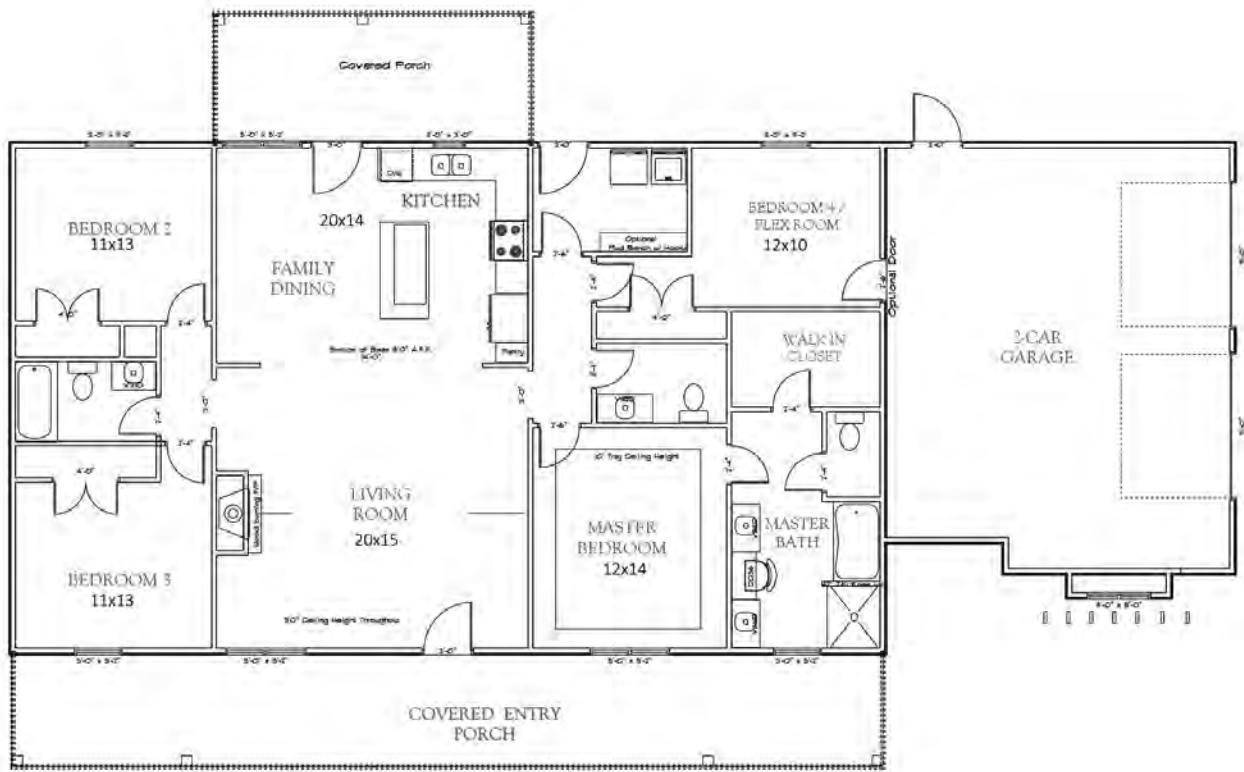
9' Ceilings throughout Main Floor  
 Traditional R13 Batt/Fiberglass Insulation  
 Open Cell R20 Spray Foam Installed on Roof Deck  
 High Efficiency 50 Gallon Electric Water Heater  
 Energy Efficient 14 SEER Electric Heat Pump

**Interior Finishes:**

5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas  
 Carpet in all Bedrooms  
 Ceramic tile in all Full Bathrooms  
 Custom Designed Wooden Cabinets in Kitchen & Bathrooms  
 Granite countertops throughout  
 Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Glass Top Electric Range & Microwave  
 Delta® Kitchen and Bath Fixtures  
 Double Vanity in Master Bathroom with Under-mount sinks  
 Vanity Mirrors  
 Schluter Shower system with Delta fixtures & full tile surround with a semi-frameless glass shower door in Master Bathroom  
 Soaking Garden Tub in Master Bathroom  
 Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms  
 Recessed Lighting throughout Kitchen, Living Room, & Master Bedroom  
 Wire Shelving installed in all Closets, Pantry, & Laundry Areas  
 Interior walls primed & painted with Sherwin Williams® products. Includes two wall colors, one trim color, & one ceiling color  
 6" Baseboards throughout  
 Electric Fireplace  
 Judges Paneling in Dining Room  
 Shiplap above fireplace  
 Barn Door will be installed at cased opening from Living Room to Master Bedroom on Living Room side  
 Two options for 5' tall brick surround Fireplace, including a 6x12 mantle with corbels or a Shaker Style mantle.

**Upgraded Finish Options:**

|  |                              |
|--|------------------------------|
| Farmhouse Sink   | \$1,250                      |
| Under Cabinet Lighting   | \$1,200                      |
| 2" White Faux Wood Blinds throughout   | \$69 per window/door         |
| Window Screens (on all operable windows)   | \$32 per window              |
| Solid Core Doors throughout  | \$1,700                      |
| Barn Door  | \$500                        |
| Floor Outlet   | \$500 per                    |
| USB Outlet   | \$50 per                     |
| Surround Sound   | \$3,250                      |
| (Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote) |                              |
| Music Package  | \$1,000 per room             |
| (Includes 2 in ceiling speakers & 1 zone amp w/ wireless remote control via smart phone or tablet app, requires WiFi)                                    |                              |
| 10' Wide Gravel Driveway   | \$1.85 per sq. ft.           |
| Concrete Driveway  | \$3.25 per sq. ft.           |
| Culvert  | \$1,250                      |
| Septic Tank Allowance  | \$6,500                      |
| Basic Site Prep, non-wooded lots   | \$2,750                      |
| Marble Countertops   | Price Available Upon Request |
| Heated Tile Floors   | Price Available Upon Request |
| Brick Accent Wall  | Price Available Upon Request |
| Clearing Lot, non-wooded lots  | Price Available Upon Request |



## Main Level

All Selections are to be made from the approved Legacy Collection options in the Holland Homes Showroom.

\*Sitework, Driveway, Sewer/Septic System, Lot Costs & Utilities are not included



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