

The Creekside Cottage



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4 Bed - 3.5 Bath

2470 sqft

Exterior:

High Quality Exterior
Low Maintenance Hardie Lap, Board & Batten Hardie Siding
30-Year Dimensional Architectural Roof Shingles and Metal Roofing
Covered Back Porch with Exposed Rafter Tails with T1-11 Porch Decking
Casement & Fixed, Double Pane High Efficiency Low E Glass Vinyl Windows
10x10 Rough Sawn Cypress Columns on Front Porch
8x8 Smooth Pressure Treated Columns with Small Corbels on Back Porch
1x6 Cypress Shutter with 1x4 Raised Cypress Accent

Building Standards:

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

Interior Features:

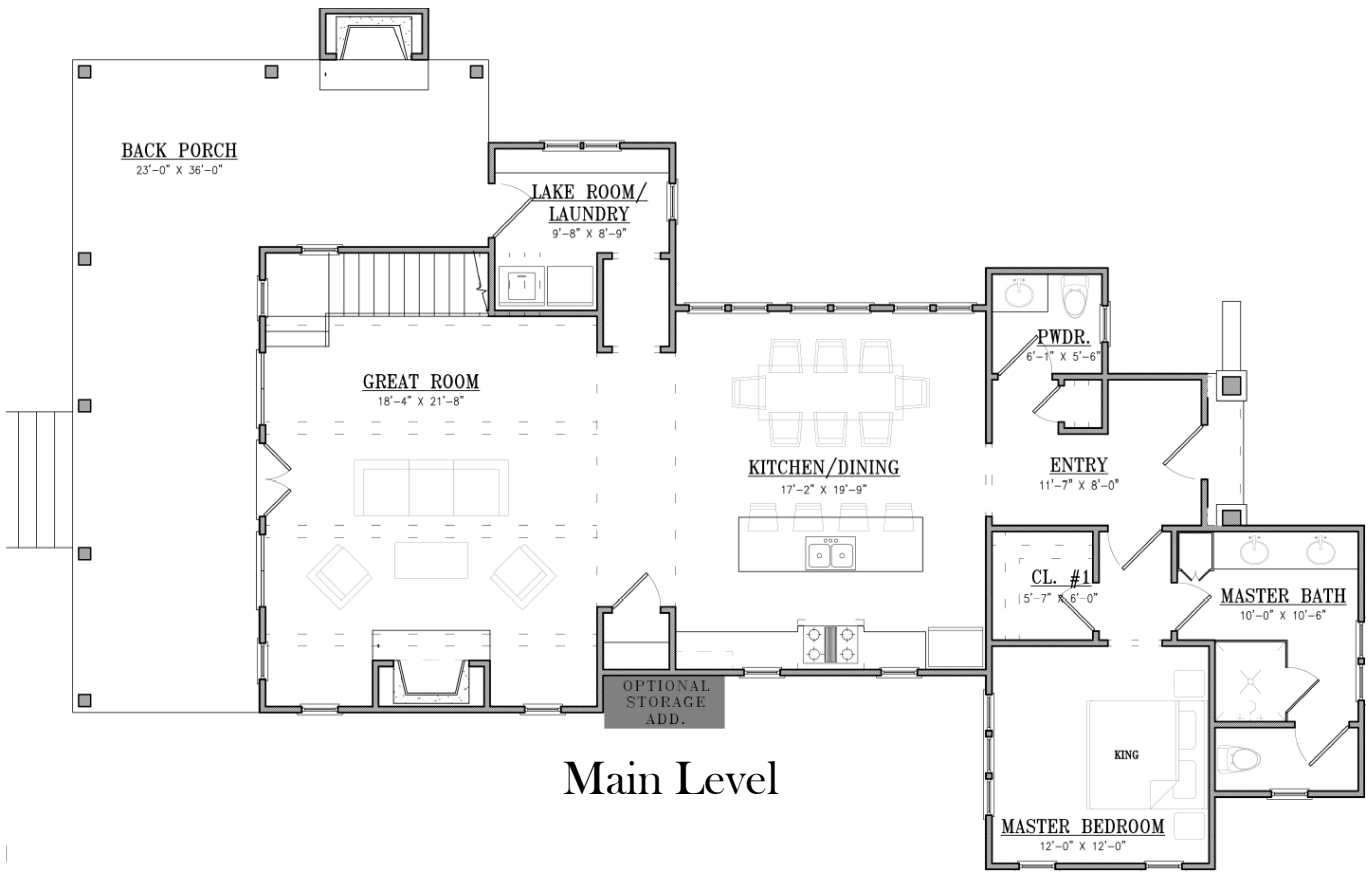
10' Ceilings throughout Main Floor & 9' Ceilings throughout Second Floor
Traditional R13 Batt/Fiberglass Insulation
Open Cell R20 Spray Foam Installed on Roof Deck
High Efficiency 50 Gallon Electric Water Heater
Energy Efficient 14 SEER Electric Heat Pump

Interior Finishes:

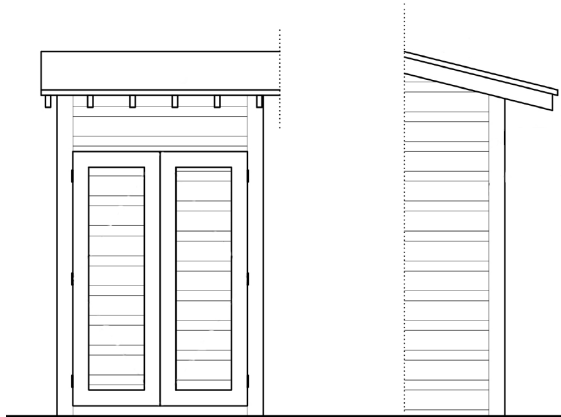
Luxury Vinyl Plank Flooring will be installed throughout the entire first floor and in the upstairs Bathrooms
Carpet in upstairs Bedrooms and second floor common areas
Custom Designed Wooden Cabinets in Kitchen & Bathrooms
Granite countertops throughout
Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Electric Slide-in Range, Microwave & Wood Hood
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
12x20 Niche will be installed in Master Shower
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
Wood Burning Fireplace with Stone Surround and Cypress Mantel
Judges Paneling will be installed In Foyer and Lake Room
Shiplap will be installed in the whole Great Room wall on the lake side and lowered ceiling section between Kitchen and Living
Stained faux rough sawn beams will be installed in Great Room per plans

Upgraded Finish Options:

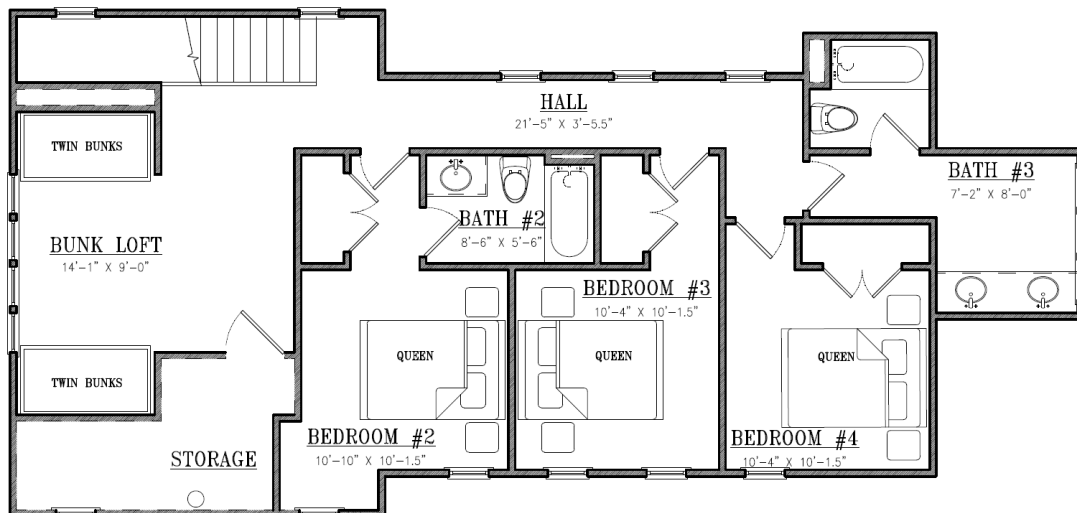
Optional Storage Addition 3'-2" x 6'-6"	\$4,500
Farmhouse Sink	\$ 1,250
Under Cabinet Lighting	\$ 1,200
2" White Faux Wood Blinds throughout	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$ 1,700
Barn Door	\$500
Floor Outlet	\$500 per
USB Outlet	\$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)	



Main Level



Elevation View of
Optional Storage
Addition



Upper Level



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