

# The Cottages

AT LAKE REDWINE

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PROUDLY BUILT BY  
*Galen  
Sichty*

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# STANDARD FEATURES

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## EXTERIOR

- Solid wood front entry door
- Stone front porch floor
- Fiber cement siding and accents
- Architectural shingles
- Covered back porch with stone surround fireplace and vaulted beadboard ceiling
- Sodded front, back, and sides
- Insulated auto garage door with 2 remotes
- Covered pedestrian door from garage to side yard
- Pella double pane windows - grids between glass
- Seamless 6" gutters with 4" downspouts

## SYSTEMS AND MECHANICAL

- 15 SEER HVAC heat pump
- Spray foam insulation in roof line
- Wireless security - exterior doors and panel
- Electric car charger in garage
- Irrigation system in all sodded areas

## DESIGN ELEMENTS

- Stepless ranch with optional second level spaces finished
- Open concept kitchen, eating, and living room
- Abundant windows for natural light in all rooms
- Built ins next to living room fireplace
- Pocket doors per plan
- Lever interior door handles
- Curbless shower entry
- Oversized primary closet and laundry rooms
- Walk-in pantry with 12" and 24" shelf depths
- Gameday back porch with wood burning or gas fireplace

## INTERIOR

- 5" site finished engineered white oak wood or LVP throughout main
- Tile or LVP bath and laundry floors
- Vaulted living room with wood beams
- Main floor flat ceilings 9', upper 8'
- 5" cove crown in foyer, flex, and dining
- 1" x 6" base 1" x 4" casings
- Wood shelving in pantry and all closets
- 42" custom inset cabinets with soft close features
- Quartz counter tops throughout
- Tile kitchen backsplash
- Under cabinet lighting
- Wood hood with exterior ventilation
- Direct vent fireplace with tile surround and custom wood mantle
- Whirlpool stainless appliances with gas range, microwave, dishwasher, and vent hood
- Vaulted primary bedroom
- Zero entry tile shower and frameless glass enclosure in primary bath
- Handheld shower head, tile bench, and shampoo niche in primary
- Steel tub with tile surround and shampoo niche in secondary baths
- Black metal stair pickets and wood handrails and posts

## COMMUNITY

- Age restricted 55+ Active Adult Community
  - Steps from amenities including pool, clubhouse, lighted tennis & pickleball courts, playground, and 300 acre lake
  - Curated exterior color palettes for aesthetic continuity
  - Community mailbox
  - Weekly lawn maintenance included in association dues
  - Sidewalks and street lights on both sides of the street
  - Touch-free trash service included in association dues
  - Coweta County public sewer
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# WREN



**2,118 SQ FT | 3 BEDROOMS | 2.5 BATHS**

**UP TO 3430 SQ FT 4 BEDROOMS | 4.5 BATHS**

**This home features a large front porch and a covered back porch with vaulted ceilings and fireplace. Bright and spacious kitchen with large island and a walk in pantry is open to the dining area and the family room which has vaulted ceilings with wood beams, fireplace, and built ins. Private primary suite located on the back of the home features a spacious vaulted bedroom, spa bathroom with an oversized zero-entry tile shower with frameless enclosure, a generous walk in closet, and easy access to the large laundry room. Secondary bedrooms are thoughtfully distanced from the primary suite and perfectly situated for a guest room and an office. Wood tread staircase leads to the upper level that can be finished to add 1300+ sq ft of bedroom, bathroom, living, and recreation area.**

# WREN

*The Cottages*  
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WREN  
ELEVATION A



*The Cottages*  
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WREN  
ELEVATION B



ELEVATIONS DO NOT IMPACT PLAN LAYOUT

SINGLE DOOR  
TRIPLE WINDOW - NO SHUTTERS  
SHED DORMER  
SHAKE IN GABLES

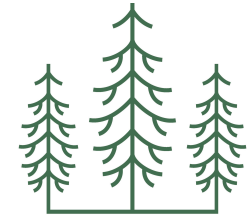
DOUBLE DOOR  
TWIN WINDOW WITH SHUTTERS  
GABLE DORMER  
SHAKE IN AND UNDER GABLES

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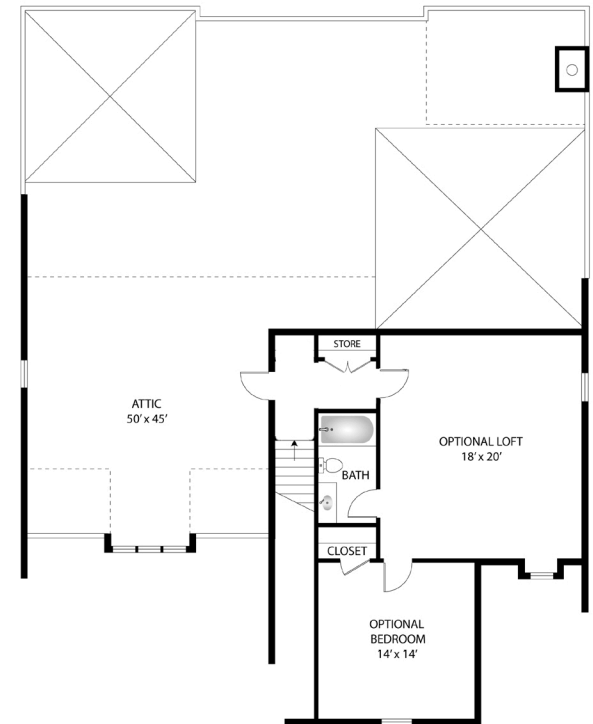


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MAIN FLOOR



UPPER FLOOR OPTIONAL UPGRADE



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# STARLING



**2,201 SQ FT | 3 BEDROOMS | 2.5 BATHS**



**UP TO 3601 SQ FT 4 BEDROOMS | 4.5 BATHS**

This home features a covered front entry and a covered back porch with vaulted ceilings and fireplace. Light filled kitchen centers around a huge island and features a walk in pantry. The kitchen is open to the dining area and the family room which has vaulted ceilings with wood beams, fireplace, and built-ins. Private primary suite located on the back of the home features a large vaulted bedroom, spa bathroom with an oversized zero-entry tile shower with frameless enclosure, a huge walk in closet, and easy access to the large laundry room. Secondary bedrooms are thoughtfully distanced from the primary suite and perfectly situated for a guest room and an office. Wood tread staircase leads to the upper level which can be finished as an upgrade option which adds approx 1400 sq ft of bedroom, bathroom, living area, and recreational space.

# STARLING

*The Cottages*

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STARLING

ELEVATION A



*The Cottages*

AT LAKE REDWINE

STARLING

ELEVATION B



ELEVATIONS DO NOT IMPACT PLAN LAYOUT

SINGLE DOOR - NO SHUTTERS  
TRIPLE WINDOW - NO SHUTTERS  
BOARD AND BATTEN IN GABLES

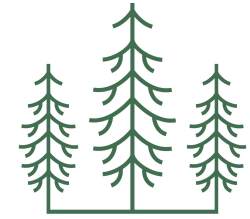
SINGLE DOOR WITH SHUTTERS  
TWIN WINDOW WITH SHUTTERS  
SHAKE IN AND UNDER GABLES

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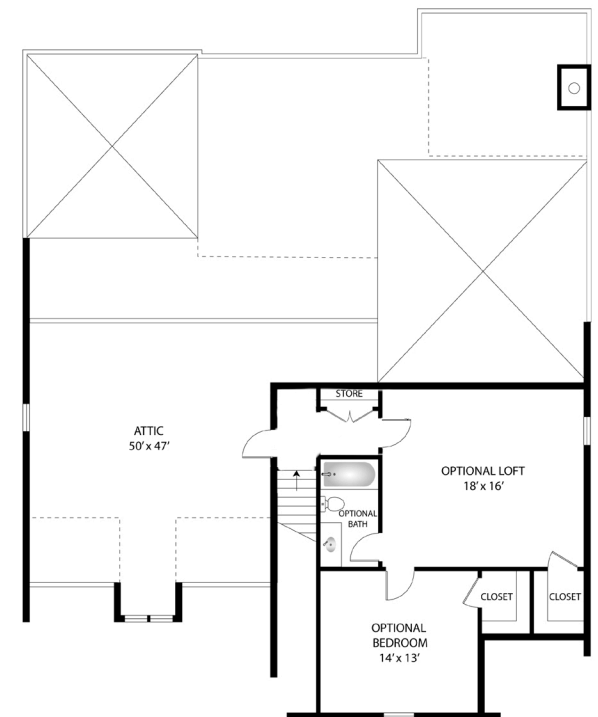


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MAIN FLOOR



UPPER FLOOR OPTIONAL UPGRADE



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# PHOEBE



**2,120 SQ FT | 3 BEDROOMS | 2 BATHS**



**UP TO 3342 SQ FT 4 BEDROOMS | 3 BATHS**

**This home features a recessed covered entry and the largest covered back porch of the plans. The back porch has vaulted ceilings and a stone fireplace. The interior features a gallery entry hall that leads to the open living space. The kitchen features a huge walk in pantry, large center island, and a wide-open view of the vaulted family room with wood beams, fireplace, and built-ins. The primary suite sits privately at the rear of the plan with a large vaulted bedroom, spa bathroom with an oversized zero-entry tile shower with frameless enclosure, and a huge walk in closet. Secondary bedrooms are situated on either side of the entry hall. Wood tread staircase leads to the optional upper level which can be finished to provide 1200+ sq ft of additional living space, bedroom, full bathroom, and recreational space.**

# PHOEBE

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PHOEBE

ELEVATION A



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PHOEBE

ELEVATION B



***ELEVATIONS A & B ARE TWO SEPARATE FLOOR PLANS***

ALCOVE ENTRY  
STACKED GABLES WITH LAP AND SHAKE  
METAL ACCENT ROOF  
SHUTTERS ON TWIN WINDOW  
10X15 FLEX ROOM & 9X10 LAUNDRY

COVERED FRONT PORCH  
LARGE SINGLE GABLE  
BOARD & BATTEN IN & UNDER GABLE  
10X11 FLEX ROOM  
5X10 LAUNDRY

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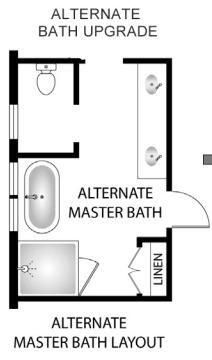
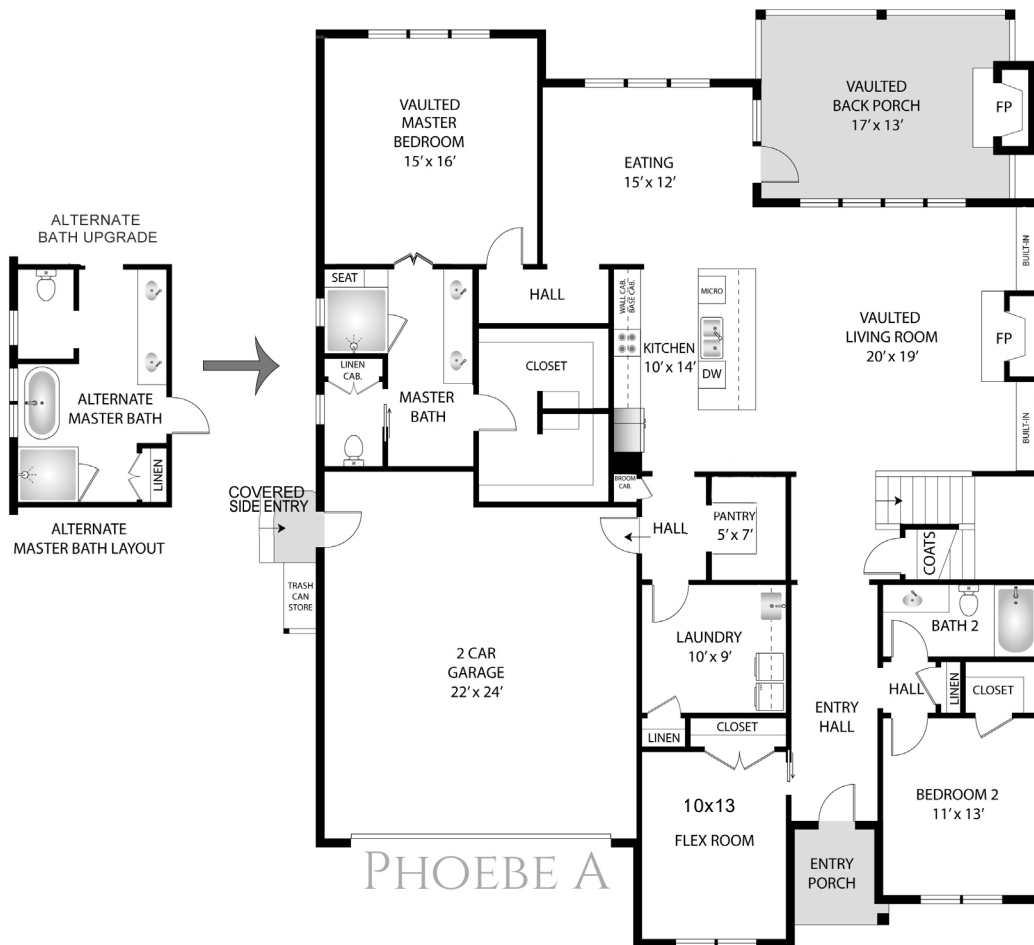
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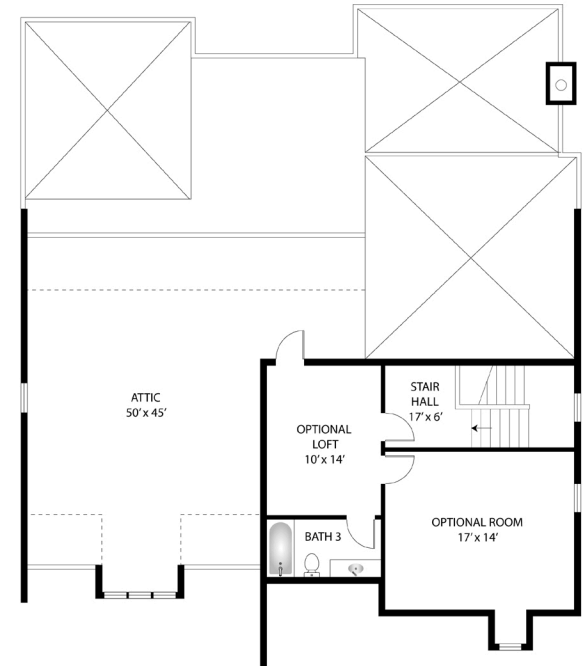


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MAIN FLOOR - A



UPPER FLOOR OPTIONAL UPGRADE



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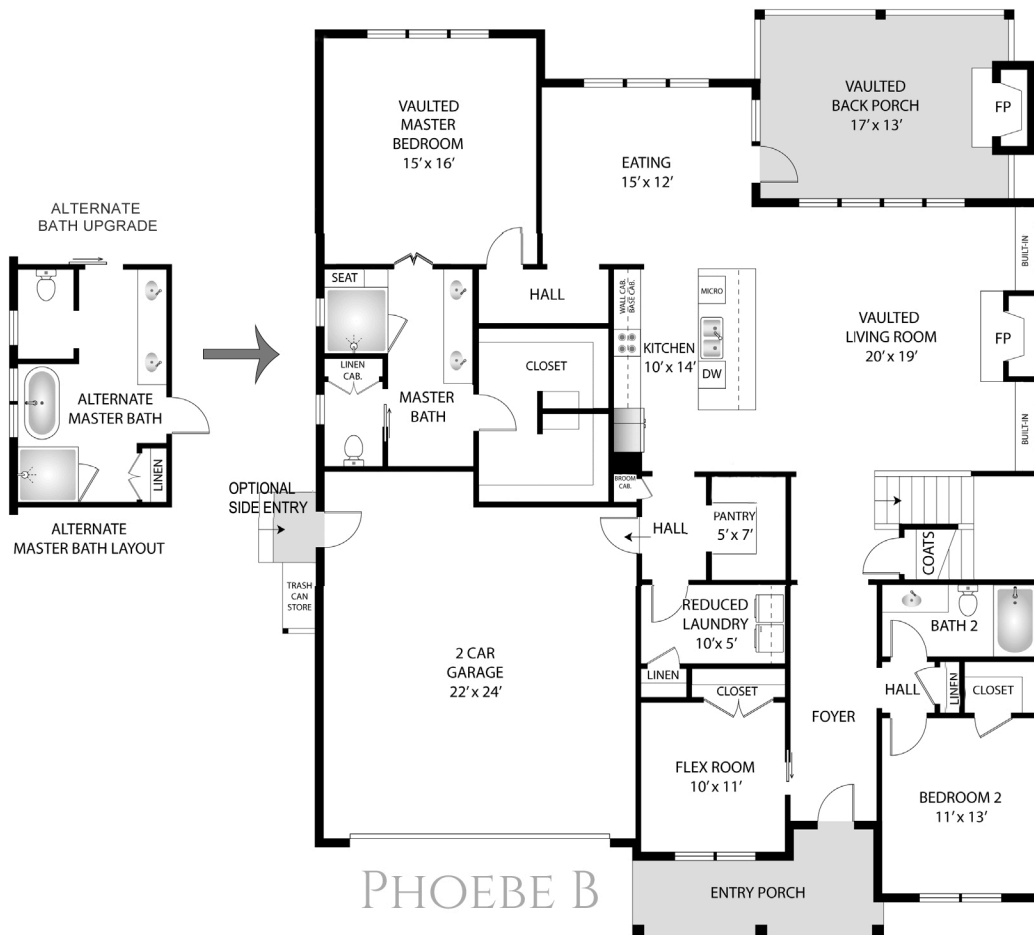
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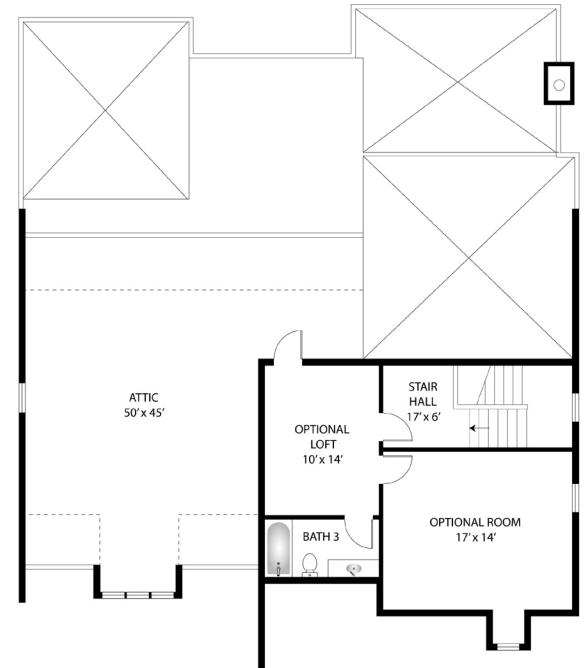
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MAIN FLOOR - B



PHOEBE B

UPPER FLOOR OPTIONAL UPGRADE



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