

# PROPERTY FEATURES



408 Cottonwood Ct,  
Markle, IN 46770

3 BED | 2 BATH | 3 CAR | 1,880 SQ FT  
BUILDER: GRANITE RIDGE

## INTERIOR & DESIGN

- Open-concept layout
- Split bedroom floor plan
- Den / office
- 10 ft tray ceiling in living area
- 9 ft ceilings throughout
- Motorized blinds in great room
- Updated interior paneled doors
- Extra large closets
- LVP flooring with upgraded padding
- Casement windows
- 8 ft patio doors

## KITCHEN & LIVING

- Oversized kitchen island with integrated sink and seating area
- Quartz counter tops
- Double ovens
- Built in gas cooktop
- Soft close cabinets and drawers in kitchen
- Under cabinet lighting
- Appliances 3 years old included in sale
- Walk-in pantry with sliding drawers
- Large dining area

## LAWN & MAINTENANCE

- Telescopic flag pole
- Professional landscaping
- Lawn professionally treated quarterly (last treatment 4/17)

## ★ OUTDOOR LIVING

- Covered veranda and screened porch — both built on footers for future expansion
- Cathedral ceilings, ceiling fans, and recessed lighting in both spaces
- Ceiling-mounted electrical outlets (ideal for heaters, TVs, or future enclosure)
- Dedicated outdoor TV setup on veranda
- 17' x 10' concrete patio (also on footers)
- Exterior soffit outlets for seasonal lighting

## LAUNDRY & UTILITY

- Built-in laundry station with folding surface, storage, and hanging rack
- Utility sink with hot/cold water
- GE front-load washer & dryer on pedestals
- PureWash Pro X2 system — oxygen-infused wash system that cleans and sanitizes while reducing detergent use

## FIREPLACE & MEDIA

- Stone fireplace
- Raised hearth with curved (radius) front
- TV mounting location above fireplace
- Pre-wired TV setup with concealed in-wall connections (routed through closet)
- Clean media setup with no visible cords
- Included: home theater system (surround sound and Bluetooth)

## SYSTEMS & INFRASTRUCTURE

- ManaBloc plumbing system
- Tankless water heater (approx. 3 years old)
- Bryant high-efficiency furnace & central air (approx. 3 years old)
- Reverse osmosis water system
- Hardwired Ethernet
- High speed internet available
- Hvac is on maintenance plan

