

# The Cottages

AT LAKE REDWINE

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STANDARD FEATURES



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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
- Auto garage door with 2 remotes
- Double pane windows with grids between glass
- Seamless gutters

## COMMUNITY

- Community mailbox
- HOA maintained front yards for aesthetic continuity
- Steps away from amenities including pool, clubhouse, tennis, pickleball, and lake
- Sidewalks and street lights on both sides of the street
- Trash service provided

## INTERIOR

- 7" plank, prefinished engineered hardwoods or luxury vinyl plank in common areas
- Tile or LVP bath and laundry floors
- Vaulted living room with wood beams
- Main floor flat ceilings 9', upper 8'
- 5 1/4" cove crown, 5 1/4" speed base, 445 casings
- Wood shelving in pantry and primary bedroom
- 42" cabinets with soft close features
- Level 1 quartz or granite countertops

- Tile kitchen backsplash
- Wood hood with exterior ventilation
- Direct vent fireplace with cedar mantle and stone surround
- SS appliances with gas range, microwave, dishwasher, and vent hood
- Vaulted primary bedroom ceiling
- Zero entry tile shower and frameless glass enclosure in primary bath
- Steel tub with tile surround in secondary baths
- Black metal stair pickets and wood handrails and posts

## SYSTEMS AND MECHANICAL

- 14 SEER air conditioner
- Spray foam insulation in roof line
- Wireless security system
- Two electric car chargers in garage
- Irrigation system in all sodded areas

## DESIGN ELEMENTS

- Stepless ranch with optional upstairs spaces or decked storage
  - Open concept kitchen, eating, and living room
  - Abundant windows for natural light in all rooms
  - Built ins next to living room fireplace
  - Pocket and barn doors
  - 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 fireplace
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