

**THE HILL
105 COTTAGE HILL
FEATURE SHEET**

- 10 ft. ceiling height
- 4" select white oak hardwood floors throughout living room, kitchen and dining area
- Generous custom carpet selections for bedrooms
- Generous 9-1/4" base molding and base shoe
- 3-1/2" window and door casing throughout
- 400 series Andersen custom finish windows
- Styleline custom designer cabinetry
- Andersen patio door access to corner balcony
- Custom solid wood interior doors with glass transoms above
- Custom Emtek mortise entry lock in satin nickel

ENTRY

- Solid quarter sawn white oak entry door 1-3/4" thick and 7' height
- Hall closet access with built in closet system
- Lithonia Saturn brushed nickel integrated LED flush-mount hall light

LIVING ROOM

- Spacious living room with Andersen patio door access to balcony
- 400 series Andersen custom finish windows sashes and stool below windows
- Monte Carlo Discus 52" brushed steel ceiling fan with light

DINING

- Spacious dining area for dinette set
- Recessed LED lighting

KITCHEN

- Custom Artigiano porcelain backsplash
- Classic custom overlay cabinetry, solid maple dovetail drawer boxes with soft close drawers and doors (multiple colors and door style selections) with under cabinet LED lighting
- Stainless steel Kohler vault under-mount sink 33" X 6" X 22"
- Kohler Artifacts Pull-Down Spout with Berry Soft Spray; Chrome; 9-1/16" Spout Reach and In-Sink-Erator garbage disposal
- Solid 1-1/4" color quartz counter top space
- Thermador stainless steel appliance package includes: professional style 36" gas Pro Harmony oven/6 burner range, 36" "Freedom" series refrigerator with ice maker and bottom freezer, Emerald series 24" dishwasher, 30" built-in micro drop down microwave, 36" wall mount chimney range hood
- Two Feiss "Harrow" 8" mini pendant over island/breakfast bar with additional recessed lighting

MASTER BEDROOM

- 3-1/2" window and door casing
- 400 series Anderson custom finish windows sashes and stool below windows
- Walk-in closet with custom built in closet system
- Monte Carlo Discus 52" brushed steel ceiling fan with light
- Generous designer carpet selections

MASTER BATHROOM

- Custom designer porcelain tile
- Walk-in shower with Kohler Archer 60" X 36" shower base, Kohler Artifacts thermostatic valve trim with lever handle, rain style shower head with chrome finish, body sprays, shower hand held and custom designer porcelain tile surround
- Classic custom overlay cabinetry, solid maple dovetail drawer boxes with soft close drawers and doors (multiple colors and door style selections), two porcelain under-mount sinks (oval 16-1/4" X 19-1/4" or rectangle 20-1/4 X 15-1/4") and solid 1 1/4" quartz counter top (choice of 6 colors) with two Kohler Artifacts 8" widespread faucets in chrome
- Kohler Comfort Height two-piece toilet 18" X 31-1/4" X 29-3/4"
- Two-Platinum Divine LED 23 inch polished chrome bath wall light with additional recessed lighting

FURNACE/WATER HEATER CLOSET

- York TG9S 95% efficient gas fired "vertical mount" furnace
- Bradford White 50 gallon electric water heater
- Lithonia Saturn brushed nickel integrated LED flush-mount

LAUNDRY ROOM

- Custom designer porcelain tile floor
- Classic custom maple overlay cabinets with, crown finish
- Solid 1 1/4" Quartz folding counter
- Lithonia Saturn brushed nickel integrated LED flush-mount
- Full size side by side Electrolux front load "perfect stream" washer with smart boost technology and Electrolux front load "perfect stream" gas dryer

BEDROOM TWO

- 3-1/2" window and door casing
- 400 series Anderson custom finish windows sashes and stool below windows
- Custom closet system
- Monte Carlo Discus 52" brushed steel ceiling fan with light
- Generous carpet selections

HALL BATHROOM

- Custom Designer porcelain tile floor
- Classic custom overlay cabinetry, solid maple dovetail drawer boxes with soft close drawers and doors (multiple colors and door style selections), single porcelain under-mount sink (oval 16-1/4" X 19-1/4" or rectangle 20-1/4 X 15-1/4") and solid 1 1/4" quartz counter top (choice of 6 colors), and Kohler Archer widespread faucet in chrome
- Villager Alcove tub/shower with Kohler Archer custom designer porcelain tile surround
- Minka 23" 3-bulb bathroom wall light
- Kohler Comfort Height two-piece toilet 18" X 31-1/4" X 29-3/4"

*DISCLAIMER

The information contained on this document is for general information purposes only. All product specifications and unit dimensions are subject to change.