

# Cozy Country Estates

## *New Homes For Rural America*



**2516 Rebecca Dr. Pocahontas, AR. - \$279,900**

**4 Bedroom, 3 Bath - 1,935 SF w/Large Carport**

### Interior Features

- Vaulted Dining/Kitchen/Living Ceilings
- 30" Kitchen Upper Cabinets
- Chandelier in Dining Room
- Unique Trayed Master Bedroom
- Split BR floorplan (for MB privacy)
- Private His/Her MB Closets
- Ceiling Fan w/ lights in MB & LR
- Bath Vanities w/ Lights
- Double Sink in MB Bath
- Barn House Vinyl Flooring
- Brushed Nickel Fixtures
- Electric Heat Pump Forced Air Furnace
- 50 Gal. Electric Water Heater
- Alabaster Interior Walls
- R-13 Insulation in walls
- R-30 Insulation in Ceilings
- 3 ¼ White Baseboard Trim

### Deluxe Guest Suite (620 SF)

- 4<sup>th</sup> Private Bedroom Suite & closet
- Kitchenette w/countertop/stainless steel sink
- Private bath w/walk-in shower & **bench seat!**
- Private Sitting Area w/ceiling fan
- Private space for multi-generational family

\*A Self-Contained upgrade may be available (See option 3)

### Exterior Features

- Large corner .33 a/c lot & backyard
- Khaki Vinyl Siding
- Rustic Black Roof & Shutters
- Country Greystone Wainscot
- White Trim
- 9.5' Clear Carport (Large Vehicles)
- Low-E Insulated Windows
- Rear Patio Light
- Large Front Porch w/ Fixed Can Lights
- Country Style Porch Columns
- Soil Termite Control/Prevention

### Special Features

#### **\*\*Gourmet Kitchen w/ Stainless Appliances**

- \*Oven Range
- \*Dishwasher
- \*Garbage Disposal
- \*Microwave
- \*\*Grey Swirl Quartz Countertops

#### **\*\*1 Yr Builder's Warranty**

**\*\* Optional Safe Room available (\*See Option 1)**