

Cozy Country Estates

New Homes For Rural America

22 Country Lane, Ash Flat - \$339,900

4 bedroom, 3 bath - 2,020 SF Living, 2,557 SF Finished



Interior Features

- Vaulted Dining/Kitchen/Living Ceilings
- 30" Kitchen Upper Cabinets
- Lazy Susan Kitchen Cabinet
- Kitchen Island w/base cabinets
- Kitchen Pantry Cabinet
- Chandelier in Island/Dining Room
- Unique Trayed Master Bedroom
- Split BR floorplan (for MB privacy)
- Private His/Her MB Closets
- Laundry Room Cabinets
- Ceiling Fan w/ lights in MB & LR
- Heated Vent in Master Bath
- Bath Vanities w/ Lights
- Silver cloud Vinyl Plank Flooring
- Black Fixtures
- Electric Heat Pump Forced Air Furnace
- 50 Gal. Electric Water Heater
- Agreeable Grey Interior Walls
- R-13 Insulation in walls
- R-30 Insulation in Ceilings
- **Deluxe Guest Suite (620 SF)**
- 4th 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

- 5 Beautiful Open Acres, views & fully fenced
- White Metal Siding
- Rustic Black Metal Roof, Trim, & Shutters
- Dark Grey Stone Wainscot
- 2 Car Garage w/ Carriage Hardware
- Rear Patio Light
- Large Front Porch w/ Fixed Can Lights
- Country Style Porch Columns
- Soil Termite Control/Prevention

Special Features

****The Cozy Privacy Patio** (*See Option 2)

****Gourmet Kitchen w/ Stainless Appliances**

- *Oven Range
- *Dishwasher
- *Garbage Disposal
- *Microwave
- **Quartz White/Grey Swirl Counter Tops

****Double-Gable Roof Style**

****1 Yr Builder's Warranty!**

****HIGH-SPEED INTERNET BROUGHT TO HOUSE!**

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