

Cozy Country Estates

New Homes For Rural America

Tract 6A Country Lane Ash Flat - \$492,120

3 Bed, 2 Bath – 1,770 SF Living w/ 2,400 s.f. Garage/Shop



*For Illustration Only

Interior Features

- 32" Kitchen Upper Cabinets (Hickory Wood Look)
- Large Flat Kitchen Island w/ White Cabinets
- Large Built-In Pantry
- Lazy Susan Cabinet
- Soft-Close Cabinets w/ underlighting (uppers)
- Chandelier Dining & Island
- Ceiling Fan w/ lights in MB & LR
- Oversized Walk-in Mast Closet
- The Cozy Comfort Shower MB (*See option 4)
- Sliding Barn Door in Laundry Room
- Split BR floor plan (for MB privacy)
- Bath Vanities. w/ Lights
- Light Oak Floating Plank Flooring
- Oat Bran Interior Walls
- Black Fixtures
- Electric Heat Pump Forced Air Furnace
- 50-Gal Water Heater
- R-13 Insulation in walls
- R-30 Insulation in Ceilings

Exterior Features

- 10 Beautiful open Acres Fully Fenced
- Covered Porch w/Can Lights
- Covered Patio w/ Can Lights
- Rustic Cedar porch Columns
- Rustic Red Metal Siding
- White soffit
- White Trim around windows
- Black Steel Wainscot, Gutters & Trim
- Black Roof & Shutters (Raised Panel)
- Rustic Outdoor Barn lights

Special Features

40x60 Workshop/Garage

- * 12'/12' & 10'x10' Height Black OH Doors
- *Run Gas Line for Propane Heater
- * 2 Large 65 Inch Ceiling Fans
- * 220 Electrical Power

Gourmet Kitchen w/ GE Stainless Appliances:

- *French Door Bottom Freezer Refrigerator
- *Gas Range
- *Dishwasher
- *Microwave
- *Farmhouse Sink
- *Quartz "Splendor" White/Grey Counter Tops

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

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

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Additional House Features

- 5040 Horizontal Sliding Windows w/ grid in Dining
- Gas/Propane Range
- GE Stainless Steel Appliances
- Flat Kitchen Island w/ electrical outlet
- Lever-flush toilets (17" height)
- Atlantic Stone Laminate Bath Countertops
- Bull-nose style Laminate Countertops
- Interior Barn Lights in Hallway
- White Interior Trim
- No Recessed lights in Master Bed
- Single-hole Kitchen Faucet
- Walk-in Shower Insert w/ Bench in Mast Bath w/ Tile Accent
- Tub/Shower Combo in Jack-n-jill Bath w/ Tile Accent

Additional Exterior Features

- White 9-Lite Exterior Doors Throughout
- Landscape area – no stone installed
- Large back patio covered
- Recessed can lights on covered porch & patio
- Exterior Barn Lights
- Water spigots by porch & patio
- Gas Line run to shop for future shop heater