

Cozy Country Estates

New Homes For Rural America

295 Cozy Drive, Ash Flat - \$329,990

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



Interior Features

- Vaulted Dining/Kitchen/Living Ceilings
- 30" Upper White Shaker Kitchen Cabinets
- Lazy Susan Kitchen Cabinet
- Flat Kitchen Island
- Walk-in Kitchen Pantry
- Chandelier in Island/Dining Room
- Unique Trayed Bedroom in Master & Guest Suite!
- Split BR floorplan (for MB privacy)
- Large Walk-in Closet in Master
- Laundry Room Upper Cabinets
- Ceiling Fan w/ lights in MB & LR
- Bath Vanities w/ Lights
- "Hypnos" Vinyl Plank Flooring
- Black Fixtures
- Electric Heat Pump Forced Air Furnace
- 50 Gal. Electric Water Heater
- Agreeable Grey Interior Walls (Valspar HGSW7029)
- White Ceilings
- R-13 Insulation in walls
- R-30 Insulation in Ceilings
- 17" Hight Toilets (Lever-Flush)

Deluxe Guest Suite

- 4th Private Bedroom Suite
- Oversized Walk-in Closet
- Private bath w/walk-in tile shower & **bench!**
- Heated Vent in Guest Suite Bath
- Trayed Ceiling

Exterior Features

- 5 Beautiful Open Acres, views & fully fenced
- White Oval Glass Front Door
- White Vinyl Siding
- 4 x 4 Cedar Porch Columns (Trimmed & Stained)
- Black Asphalt Roof
- Mt. Rundle Stack Stone Wainscot
- Black Raised Panel Shutters
- White Trim
- 2 Car Garage
- Rear Patio Light
- Front Porch w/ Fixed Can Lights
- Country Style Porch
- Soil Termite Control/Prevention

Special Features

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

- *Electric Range – Flat Top
- *Dishwasher
- *Garbage Disposal
- *Microwave
- **Quartz Counter Tops

****Double-Gable Roof Style**

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

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

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T2B Country Lane, Ash Flat - \$ 329,990

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



Additional Interior Features

- White Interior Trim
- Cozy Shower in Master & Guest Suite Bath
- Stainless Single-Bowl Sink in Kitchen
- 2840 Windows Throughout
- White Bi-fold Kids Closet Doors
- Internet Router in "Master Bedroom" walk-in closet
- "Statuario" Tile Boarder on tubs/shower inserts
- Shower Pan insert w/ Tile walls in Guest Suite Shower

Additional Exterior Features

- White Uninsulated 16x7 OHD w/ Black Carriage Hardware
- 12x9 Back Patio
- 12-in Shelves w/ hanging rods in closets
- 4 Shelves in Walk-in Pantry
- 9-lite Man door on back of garage

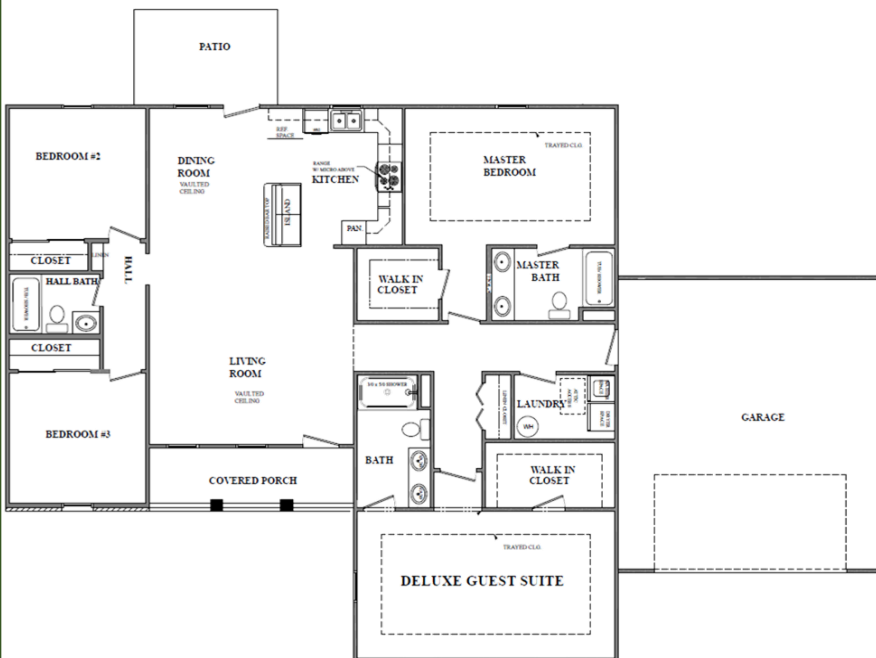
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New Homes For Rural America

295 Cozy Drive (T2B) Ash Flat

5 Acre Ranchette - \$329,990

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



Double Deluxe Model Features

****Asphalt Shingle & vinyl siding package**

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

*Electric Range – Flat Top

*Dishwasher

*Garbage Disposal

*Microwave

****Quartz Carrera Counter Tops**

****Double-Gable Roof Style**

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

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

Deluxe Guest Suite

- 4th Private Bedroom Suite
- Oversized Walk-in Closet
- Private bath w/walk-in shower & **bench seat!**
- Trayed Ceiling

