

# Cozy Country Estates

*New Homes For Rural America*

## T8C Ash Flat Welchman Model

3 Bedroom, 2 Bath – 1,536 SF Living



**\*For Illustration Only**

**Move-in Ready!**

### Interior Features

- 1,536 s.f.
- 3 Bed/ 2 Bath
- 30" Soft Close White Kitchen Upper Cabinets
- Lazy Susan Cabinet
- Flat Kitchen Island
- Chandelier in Dining Room
- Unique Trayed Ceiling in Master
- Ceiling Fan w/ lights in Master Bedroom & Living Room
- Walk-in Master Closet
- Bi-fold closet doors in kids beds
- The Cozy Comfort Shower in Master Bath  
**(\*See option 4)**
- Split BR floor plan (for MB privacy)
- Bath Vanities. w/ Lights
- "Fox River" Glue-down Plank Flooring
- Agreeable Grey Interior Walls
- White Ceilings
- Black Fixtures
- Electric Heat Pump Forced Air Furnace
- 40-Gal Water Heater
- (2) Exposed trusses in living room & Center Beam ("Provincial" Stain)
- 12" shelves & hang rods in closets
- Window trim detail – wrap in drywall w/ 1x6 windowsill
- Orange Peel drywall texture
- R-13 Insulation in walls
- R-30 Insulation in Ceilings

### Additional Interior Features

- "Splendor" Quartz Countertops in Kitchen & Master Bath
- White Interior Trim
- Walk-in Shower Insert in kid's bath
- Fiberglass shower pan with Tile walls & Sliding Glass Door in Master Bath
- 3040 Windows w/ grid throughout
- 5040 Window w/ grid in Dining/Living Room
- 17-in Height Toilets
- Mud/Laundry Room

### Special Features

#### Gourmet Kitchen w/ Stainless Appliances:

- \*Electric Range
- \*Dishwasher
- \*OTR Microwave
- \*Single Bowl Stainless Sink
- \*Garbage Disposal
- \*\*"Splendor" Quartz Countertops

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

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

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### Exterior Features

- 20' x 8' Covered Center-Gable Porch w/ Can Lights
- 3 Beautiful Acres (\$21,900 value)
- 10' x 12' Covered Back Patio w/ ceiling fan
- Rustic Cedar porch Columns
- Exposed Cedar "Welchman" Rafter on Front Porch
- 26ga Sage green Siding
- Black Apex steel Roof
- White soffit
- Black trim, gutters, and downspouts
- Kentucky Stack wainscot under porch
- Black Steel wainscot on sides of house
- Cedar Shutters
- 6-Lite Espresso-Stained Mahogany Front Door
- Double Glass Sliding Back Door
- Termite Soil Treatment

### 30x40 Shop Features

- 30x40x12 Economy Shop w/ Overhangs
- (2) White 10x12 OHD's (no openers) w/ carriage hardware
- 30x20 concrete apron
- White Gutters
- "Cedar Peak Truss" Corbel