

# Cozy Country Estates

*New Homes For Rural America*

## The Master Combo

4 bedroom, 3 bath - 2,020 SF Living



\*For Illustration only

### Interior Features

#### *Kitchen/Living Space*

- Vaulted Dining/Kitchen/Living Ceilings
- White 30" Soft-Close Kitchen Upper Cabinets
- Quartz Countertops
- Electric Oven Range (Flat top)
- Over-the-range Microwave
- Dishwasher
- Garbage Disposal
- Lazy Susan Kitchen Cabinet
- Kitchen Island w/base cabinets
- Walk-in Pantry w/ 4 shelves
- Chandelier in Dining Room
- Split BR floorplan (for MB privacy)
- (1) Laundry Room Upper Cabinet
- Tub/shower insert in Main Bath
- Glue-down Vinyl Plank Flooring
- Black Fixtures
- Electric Heat Pump Forced Air Furnace
- 50 Gal. Electric Water Heater
- Agreeable Grey Interior Walls
- White Ceilings
- White interior trim
- R-13 Batt Insulation in exterior walls
- R-30 Insulation in Ceilings

### Add'l Interior Features

#### *Deluxe Master Suite*

- Trayed Ceiling w/ ceiling fan
- Pre-fab shower pan w/ tile walls in Master shower
- Cozy Comfort Shower Valve & Head
- Sliding glass door on Master shower
- Large walk-in closet
- 12-in Closet shelves & hanging rods

#### *Deluxe Guest Bedroom*

- Trayed Ceiling w/ ceiling fan
- Walk-in Closet
- 12-in Closet shelves & hanging rods
- Walk-in Shower insert w/ bench
- Cozy Comfort Shower Valve & Head
- Double-sink vanity w/ quartz countertops

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### Exterior Features

- White oval glass front door
- Metal Siding (Apex Profile)
- Metal Roof & Trim
- Vinyl Shutters
- White soffit, trim, & gutters
- Steel Wainscot (Masonry option available)
- White vinyl windows w/ grids
- 12 x 9 Rear Patio
- Barndo-style front porch
- Rustic 6x6 Front Porch Columns
- Soil Termite Control/Prevention

### Attached Garage Features

- White 16 x 7 Overhead door w/ trolley operator
- 1 Window w/ grids
- 1 9-lite walk-door
- Drywalled
- Primed

### Detached 40x40 Shop Features

- (2) 10x10 & (1) 10x12 Insulated White Overhead Doors w/ trolley operators & remotes
- Wall-mounted Propane Heater (Propane bottles not incl)
- 2 Ceiling Fans in shop
- 220 Power
- 20-ft concrete apron
- (1) Window w/ grids
- (1) 9-lite walk-door