

# Cozy Country Estates

## *New Homes For Rural America*

### The Master Combo

4 bedroom, 3 bath - 2,020 SF Living, 3,940 SF Finished



\*For Illustration only

#### Interior Features

- Vaulted Dining/Kitchen/Living Ceilings
- Natural 30" Kitchen Upper Cabinets w/ crown molding
- Lazy Susan Kitchen Cabinet
- Kitchen Island w/base cabinets
- Kitchen Pantry Cabinet
- Chandelier in Island/Dining Room
- Split BR floorplan (for MB privacy)
- White Laundry Room Cabinets
- Ceiling Fan w/ lights in MB, LR, & Office
- Heated Vent in Master Bath
- Bath Vanities w/ Lights
- Natural Vinyl Plank Flooring
- Brushed Nickel Fixtures
- Electric Heat Pump Forced Air Furnace w/ propane back-up heat
- 50 Gal. Electric Water Heater
- Agreeable Grey Interior Walls, White Ceilings
- R-19 Insulation in 2x6 exterior walls
- R-30 Insulation in Ceilings

#### Deluxe Master Suite (620 SF)

- 4<sup>th</sup> Private Bedroom Suite
- Ceiling Fan in Bedroom
- Private bath w/walk-in shower & **bench seat!**
- Walk-in Closet
- Walk-in Tile Shower
- Double-sink vanity w/ quartz countertops

#### Exterior Features

- Metal Siding
- Metal Roof, Trim, & Raised Panel Shutters
- Steel Wainscot
- Rear Patio & Garage Front Lights
- Wrap-around Porch w/ Fixed Can Lights
- Cedar Porch Columns
- Soil Termite Control/Prevention

#### Special Features

##### **\*\*40x48 Shop w/ 22x27 Oversized Garage**

- \*Fully Insulated 1920 s.f. shop
- \*10'/14' Height Insulated OH Doors w/ glass
- \*Propane Thermostat controlled Heat
- \*2 Ceiling Fans in shop
- \*220 Power

##### **\*\*Gourmet Kitchen w/ Stainless Appliances**

- \*Oven Range
- \*Dishwasher
- \*Garbage Disposal
- \*Microwave
- \*Quartz Fumo Counter Tops

##### **\*\*Double-Gable Roof Style**

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