

# COTTAGE HILL

## Plan Pricing

<b>EMERY</b>	<b>1.5 Story Front Facing Garage Plan</b>	<b>2,649 Sq Ft</b>	<b>\$384,900</b>
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3 Bedroom, 2.5 Bathrooms w/ Bonus Room & Patio/Deck  
Floor Plan Options include Screen Porch & Elevation Options

<b>SHERWOOD</b>	<b>1.5 Story Front Facing Garage Plan</b>	<b>2,345 Sq Ft</b>	<b>\$389,900</b>
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3 Bedroom, 2 Bathrooms w/ 2nd Story Bonus & Main Level Master  
Floor Plan Options include 4th Bedroom w/ Bonus Room, Screen Porch & Elevation Options

<b>LEDFORD II</b>	<b>2 Story Front Facing Garage Plan</b>	<b>2,495 Sq Ft</b>	<b>\$389,900</b>
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4 Bedroom, 2.5 Bathrooms w/ Main Level Master, Upstairs Loft  
Floor Plan Options include Screen Porch & Bonus Room & Elevation Options

<b>BIRCH HAVEN</b>	<b>2 Story Front Facing Garage Plan</b>	<b>2,578 Sq Ft</b>	<b>\$399,900</b>
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3 Bedroom, 3 Bathrooms w/ Loft, Covered Porch & Storage  
Floor Plan Options include 4th Bedroom, Screen Porch, Extended Loft & Elevation Options

<b>AYDEN</b>	<b>2 Story Front Facing Garage Plan</b>	<b>2,831 Sq Ft</b>	<b>\$414,900</b>
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4 Bedroom, 3 Bathrooms w/ Main Level Master & Study  
Floor Plan Options include 4th Bedroom, Bonus, Screen Porch & Elevation Options

<b>BROOKDALE</b>	<b>2 Story Front Facing Garage Plan</b>	<b>2,747 Sq Ft</b>	<b>\$419,900</b>
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4 Bedroom, 3 Bathrooms w/ Main Level Master, Covered Porch, & Loft  
Floor Plan Options include, Screen Porch, Sunroom, Dormer & Elevation Options



SIMPLY BUILT BETTER.

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# COTTAGE HILL

## Standard Selections

### Exterior Finishes

- **Garage Door** – Amarr® – Hillcrest 1000 w/ Blue Ridge Hardware
- **Foundation** – Brick Raised Slab – \*Heritage Bridge, Oak Crest, Roller Mill = Crawl Space
- **Deck** – Raised Patio
- **Roofing** – GAF Timberline® – 30 Year – Architectural
- **Windows** – Ply Gem 1500® – Single Hung Vinyl – Low E, Argon Filled (white, clay, or beige)
- **Front Door** – Mahogany – 4LT or 6LT
- **Stone Veneer** – Centurion Stone® – Choice of Style/Color (Per Plan)
- **Veneer Material** – Pine Hall Brick
- **Board & Batten** – Vinyl (Per Plan)
- **Shakes** – Vinyl – (Per Plan)
- **Shutters** – Vinyl
- **Porch Ceilings** – D5 Vinyl
- **Soffits** – D5 Vinyl

### Plumbing

- **Lavatory Fixtures** – Moen® – Eva or Brantford – Chrome
- **Kitchen Sink Fixture** – Moen® – Brantford 7581C – Chrome
- **Tub/Shower Fixture** – Moen® – Eva or Brantford – Chrome
- **Garden Tub Fixture** – Moen® – Eva or Brantford – Chrome
- **Water Heater** – 50 Gallon Gas Direct Vent (\*Some Plans may call for Electric)
- **Pedestal Sink** (Per Plan) – Gerber® – Logan Square (22-555)
- **Water Closets** – Mansfield® – Elongated Standard Height – White
- **Water Lines** – Pex Water Lines
- **Kitchen Sink** – 18 Gauge Stainless Steel w/ Choice of: 50/50 Two Bowl or 60/40 Two Bowl
- **Master Bathroom Shower** – LVL 1 Ceramic Tile Floors & Walls w/Niche (Shower Size Per Plan)
- **Guest Bath Tub/Shower** – 1 Piece Fiberglass

### Heating & Air Conditioning

- **Gas Furnace** – Trane® 80% Gas (Heat Pumps Upstairs in Applicable Plans)
- **Air Conditioning Unit** – Trane® XR16
- **Thermostat** – Honeywell® Digital
- **Ductwork** – Sealed & Tested for Leaks



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## Standard Selections

### Electrical/Lighting

- **Interior Light Fixtures** – Progress Lighting® Fixture Package – Madison
- **Exterior Light Fixtures** – Progress Lighting® – Westport
- **Kitchen Island Pendants** – (2) Per Selected Package
- **Switch & Outlet Covers** – Standard – White – No Dimmers
- **Cable Outlets** – 2 in Great Room, 1 Per Guest Bedrooms, 2 in Master Bedroom, and 1 in Loft
- **Ceiling Fans** – Great Room, Master Bedroom, Loft
- **Ceiling Fan Prewires** – Bedrooms
- **Flood Lights** – (2) Buyer Selects Location
- **Can Lights** – Kitchen Ceiling, Over Tubs/Showers as Necessary
- **Wall Conduit** – Installed over Fireplace to Run AV Cables in Wall

### Interior Finishes

- **Interior Doors** – Hollow Core w/Choice of Door Style
- **Interior Door Hardware** – Better Home Products® – Noe Valley – Brushed Nickel
- **Front Door Handle Set** – Better Home Products® – Van Ness – Brushed Nickel
- **Cabinets** (Kitchen & Baths) – Level 1 - Stain Finish
- **Cabinet Hardware** - Any Selection
- **Granite Kitchen Countertops** – Granite – Level 1
- **Vanity Bathroom Tops** – Granite – Level 1 w/Undermount White Porcelain Sink Bowls
- **Shower Doors** – Full Frame – Brushed Nickel or Chrome – Clear Glass
- **Bath Accessories** – Better Home Products® – Miraloma Park – Brushed Nickel or Chrome
- **Fireplace Mantle** – Richland
- **Fireplace Surround** – Slate
- **Gas Log Set** – Heatilator Caliber 36
- **Ceiling Paint** – Sherwin Williams® – Bright Ceiling White Flat
- **Wall Paint** – Sherwin Williams® – Flat w/Choice of Color
- **Trim Paint** – Sherwin Williams® – White Semi-Gloss
- **Closet Shelving** – Ventilated White Wire
- **Kitchen Backsplash** – Subway Tile
- **Baseboard** – 5 1/4" Speed Base
- **Door Casing** – 3 1/4" SM445
- **Window Trim** – Stool on Bottom, Drywall Returns w/Casing
- **Crown Molding** – 1 Piece – 3 5/8" #49 – Downstairs and in Master Bedroom



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## Standard Selections

### Floor Coverings

- **Engineered Hardwood** (Foyer, Kitchen, Dining, Breakfast, Great Room, Powder, Stairs) – Mohawk – Level 1
- **Ceramic Tile** (Baths, Laundry, & Mud Room) – Daltile – Level 1
- **Carpet** (Bedrooms, Loft, Study) – Mohawk – Welcomed Reward® – Level 1
- **Carpet Pad** – 5.5 lb. – Up 1

### Appliances

- **Dishwasher** – Frigidaire – Gallery – FFGID2466QF
- **Disposal** – Badger 1/3 HP
- **Microwave** – Frigidaire – Gallery – FFGMV176NTF
- **Slide In Gas Range** – Frigidaire – Gallery – FFGGH3047VF

### “Behind The Walls”

- **Wall Framing** – Primary 2x4 Walls – 2x6 Where Specified on Plans – 16" on Center
- **Floor Joists** – Engineered Wood I-Joists
- **Insulation** – Batt Insulation in Walls, Blown Fiber Glass in Ceilings, Caulked Studs & Electrical Boxes
- **Roof Trusses** – Engineered Pre-Fabricated Wood Trusses
- **Dry Wall** – 1/2" on Walls and Ceilings, 5/8" Fire Rated on Garage Ceilings, 1/2" Mold Resistant around Tubs in Bathrooms



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# COTTAGE HILL

## Emery



Elevation B



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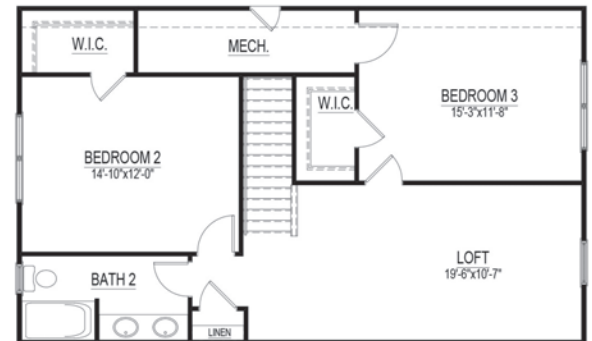


# COTTAGE HILL

## Emery Floor Plan



First Floor Plan



Second Floor Plan



SIMPLY BUILT BETTER.

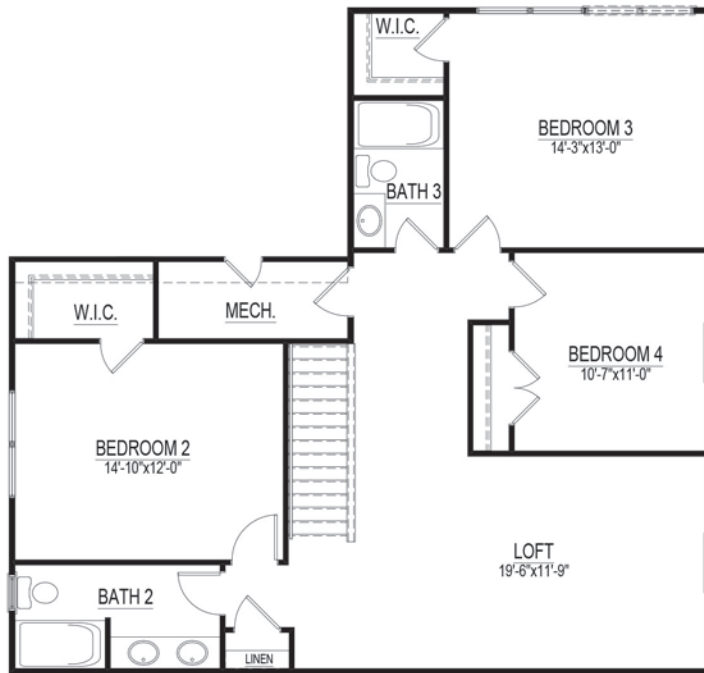
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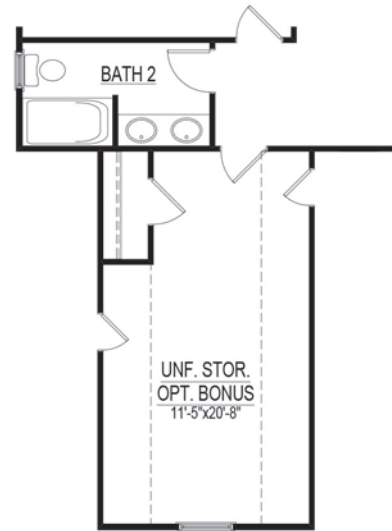


# COTTAGE HILL

## Emery Floor Plan



Optional Second Floor



Optional Bonus Room



Optional Screened Porch



Optional Sunroom



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# COTTAGE HILL

## Sherwood



## Elevation A



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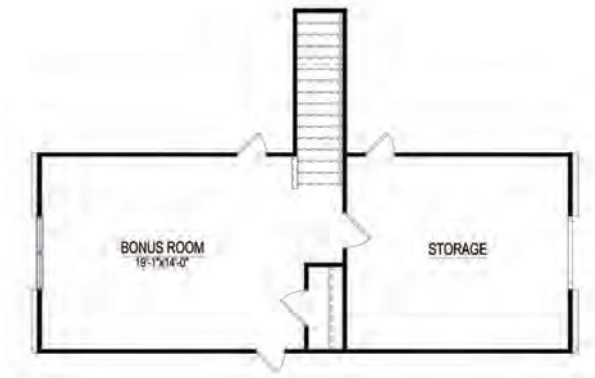
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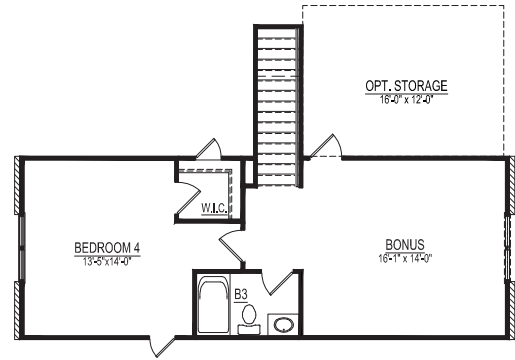


# COTTAGE HILL

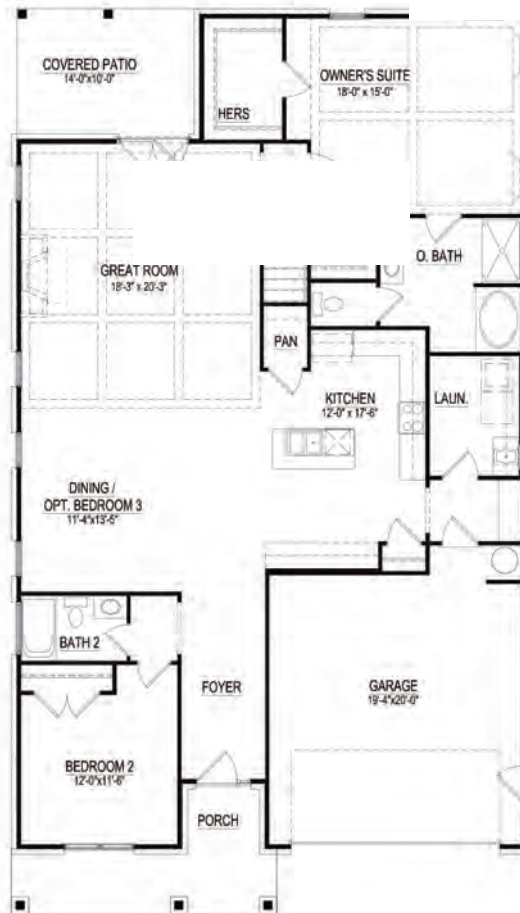
## Sherwood Floor Plan



*Second Floor Plan*



Second Floor Plan w/optional 4th bedroom



First Floor Plan



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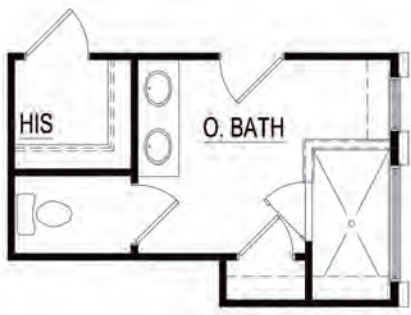
## Sherwood Floor Plan



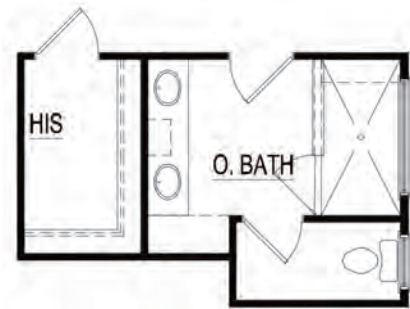
Optional Bedroom 3



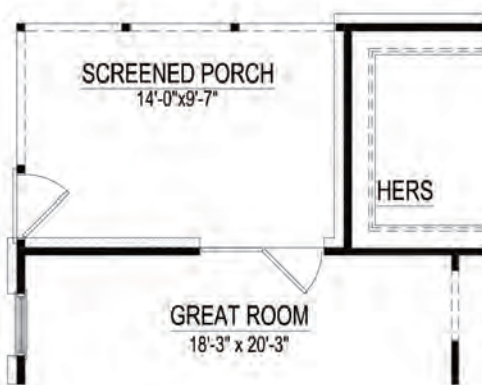
Optional Island Placement



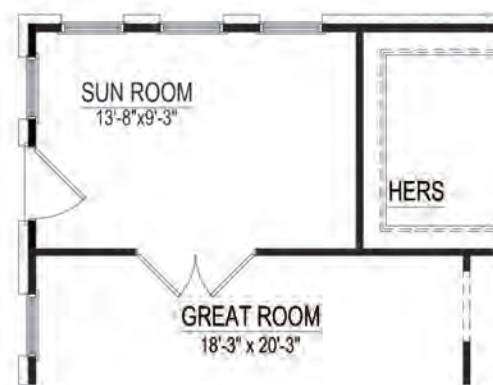
Optional Walk-In Shower 1



Optional Walk-In Shower 2



Optional Screened Porch



Optional Sunroom



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# COTTAGE HILL

## Ledford II



Elevation C



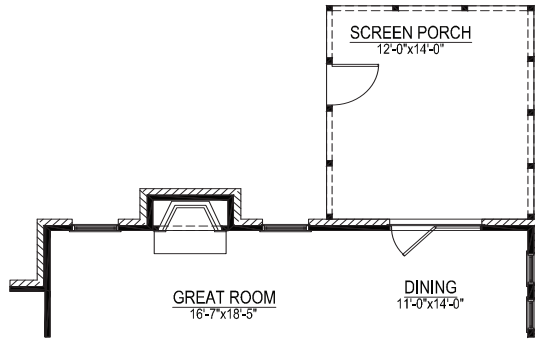
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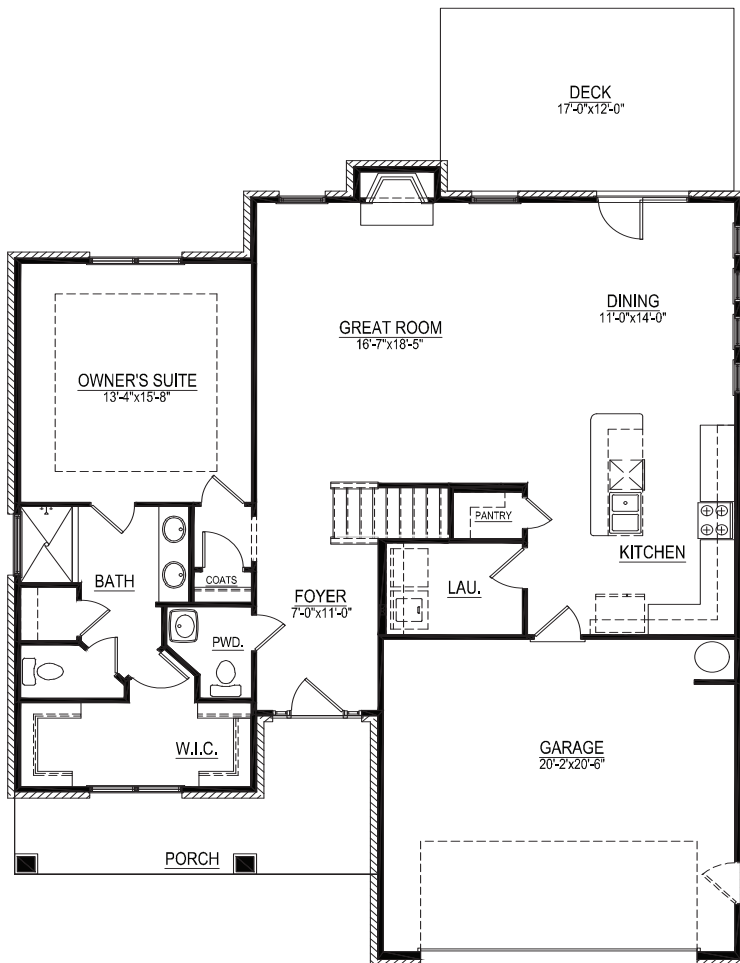
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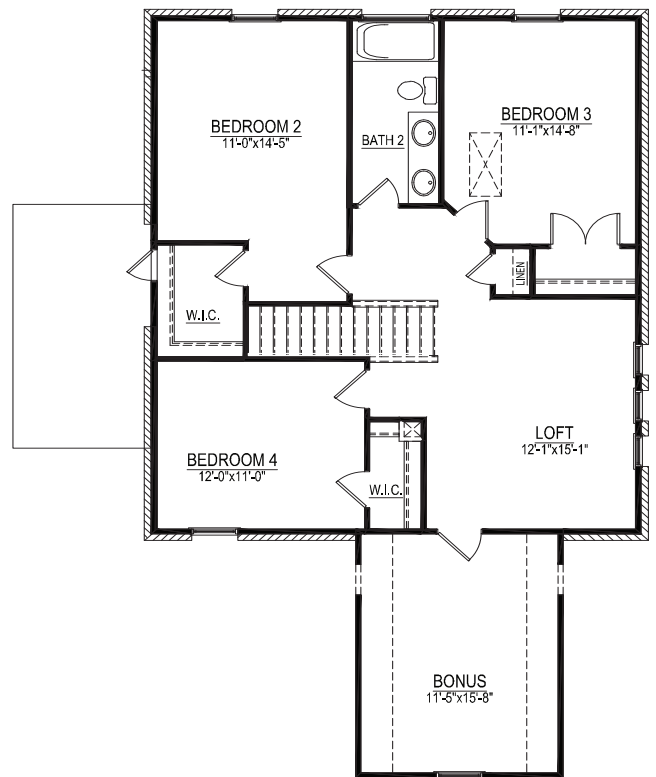
# COTTAGE HILL



OPTIONAL SCREENED PORCH



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SIMPLY BUILT BETTER.

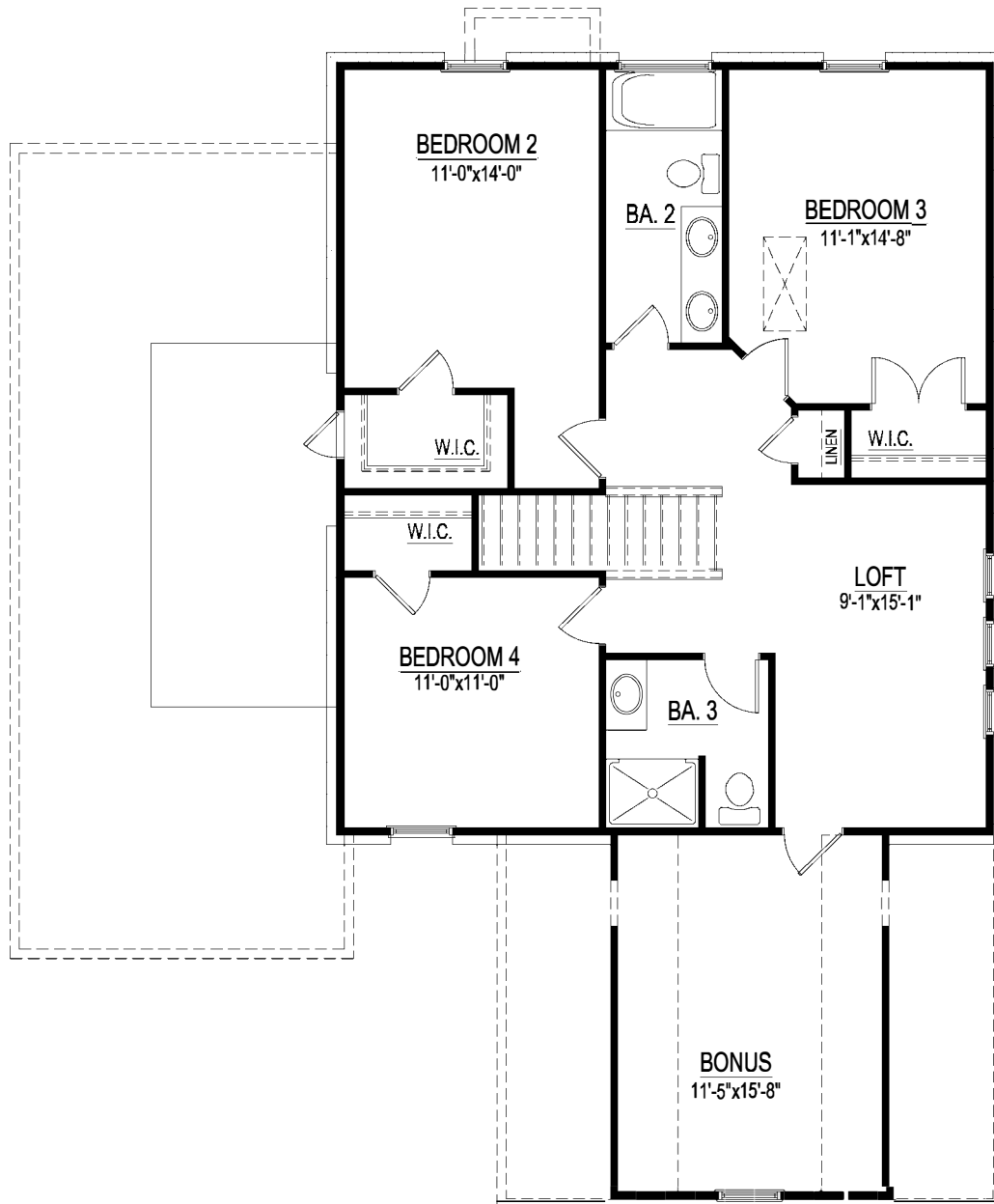
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# COTTAGE HILL



SECOND FLOOR PLAN  
W/ OPT. BATH 3



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# COTTAGE HILL

## Birch Haven



Elevation D



SIMPLY BUILT BETTER.

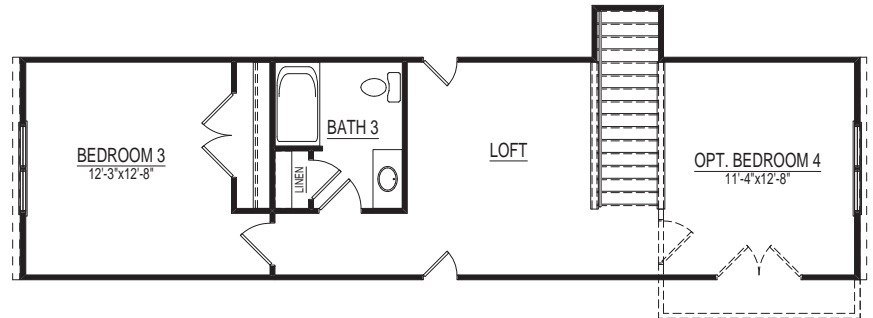
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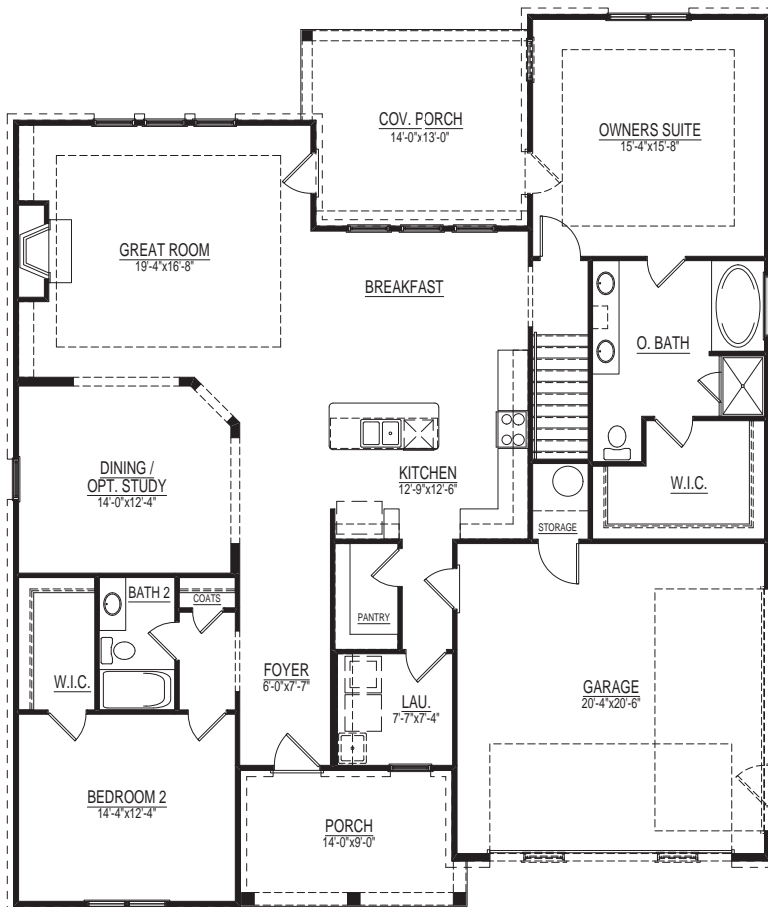


# COTTAGE HILL

## Birch Haven Floor Plan



Second Floor  
Plan



First Floor Plan



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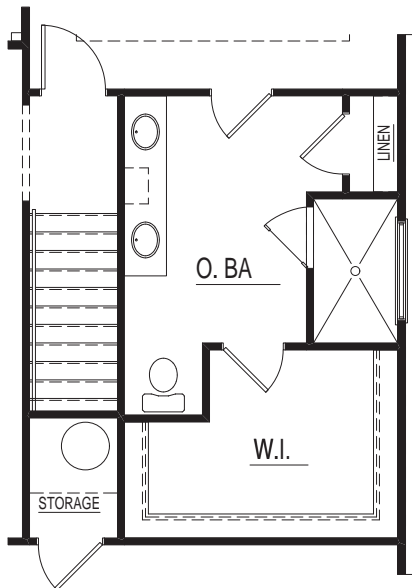


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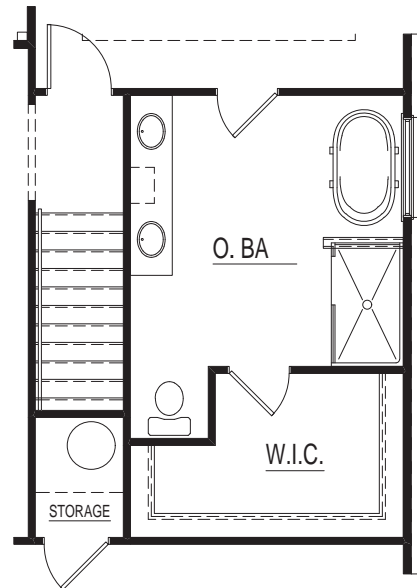
## Birch Haven Floor Plan



Opt. Study



Opt. Walk-In Shower



Opt. O. Bath Tub Upgrade



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# COTTAGE HILL

## Ayden



## Elevation C



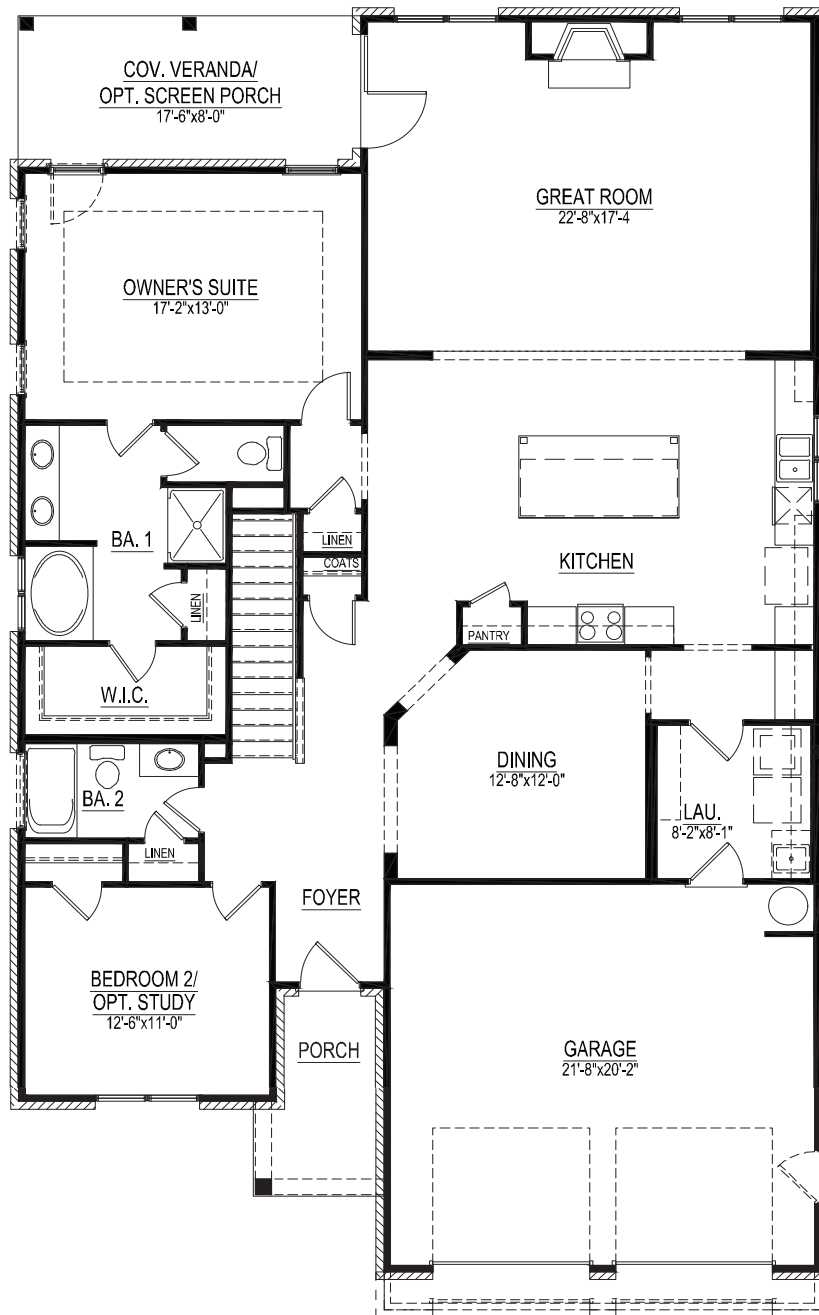
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# COTTAGE HILL



FIRST  
FLOOR PLAN



SIMPLY BUILT BETTER.

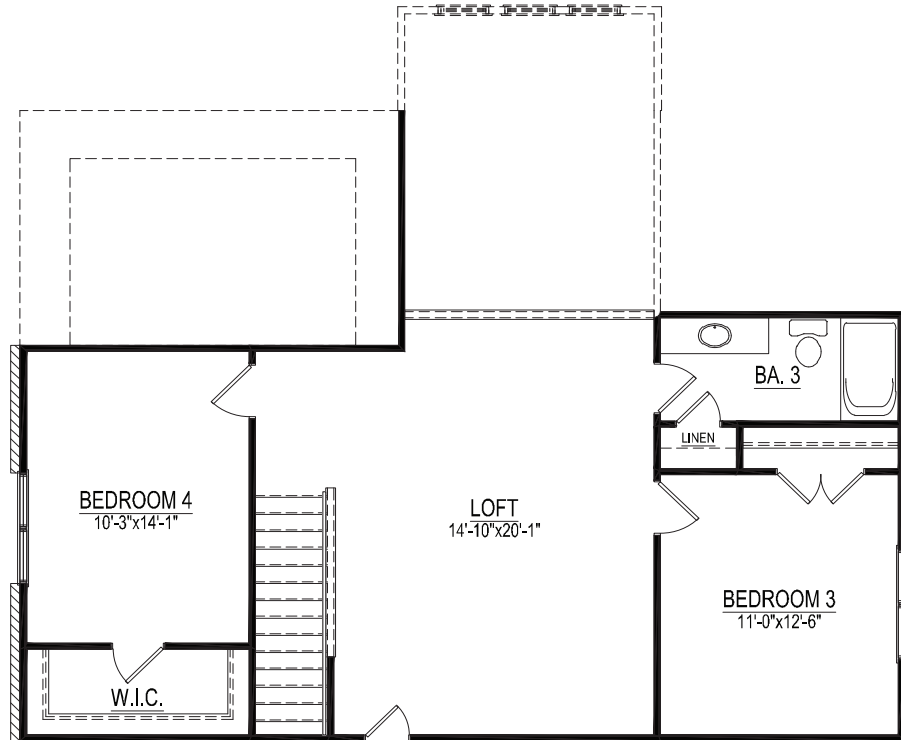
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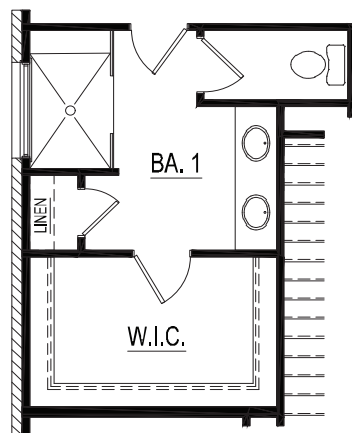




# COTTAGE HILL



SECOND FLOOR PLAN



OPT. OWNER BATH



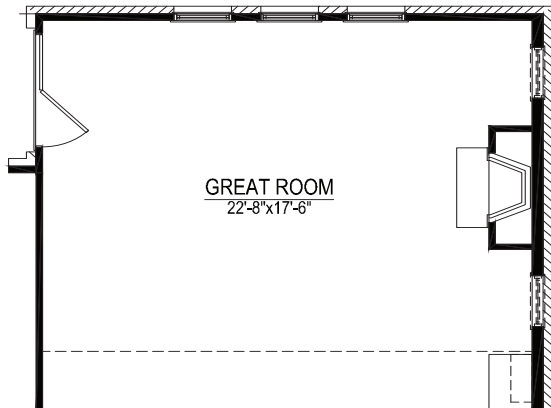
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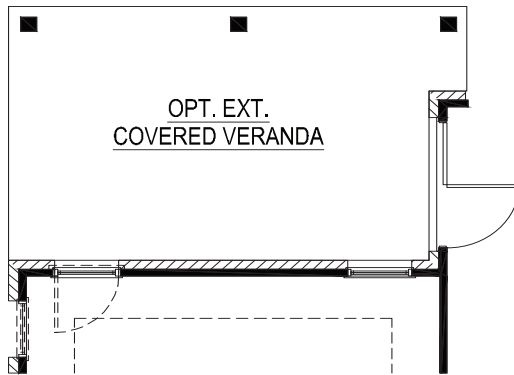
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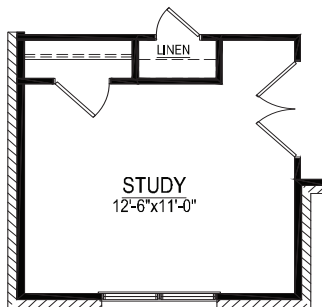
# COTTAGE HILL



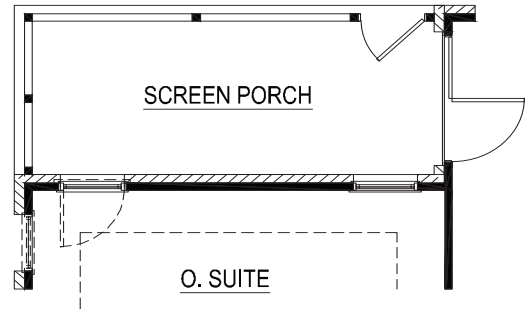
ALT. FIREPLACE LOCATION



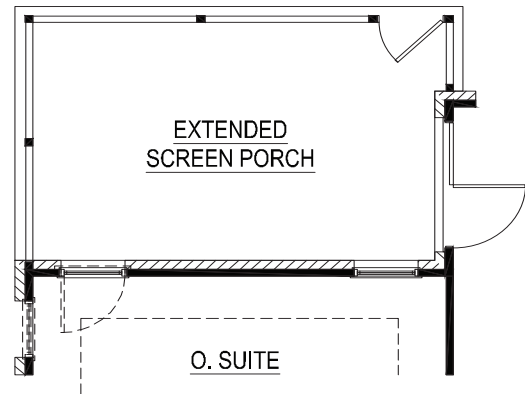
OPT. EXT. VERANDA



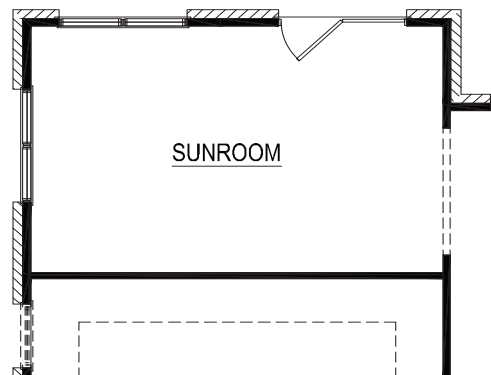
OPT. STUDY



OPT. SCREEN PORCH



OPT. EXT. SCREEN PORCH



OPT. SUNROOM  
+211 SQFT.



SIMPLY BUILT BETTER.



# COTTAGE HILL

## Brookdale



## Elevation A



SIMPLY BUILT BETTER.

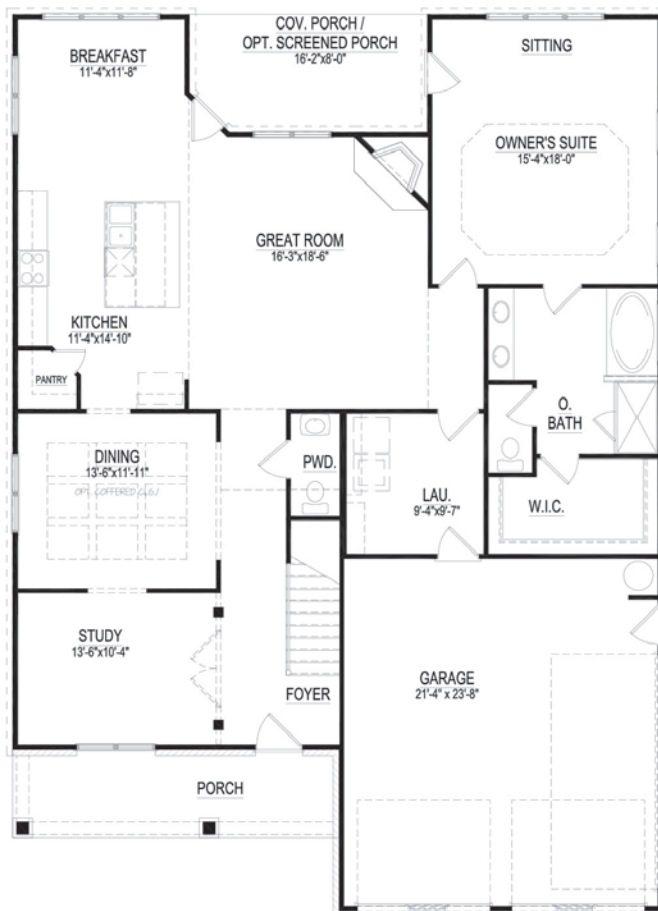
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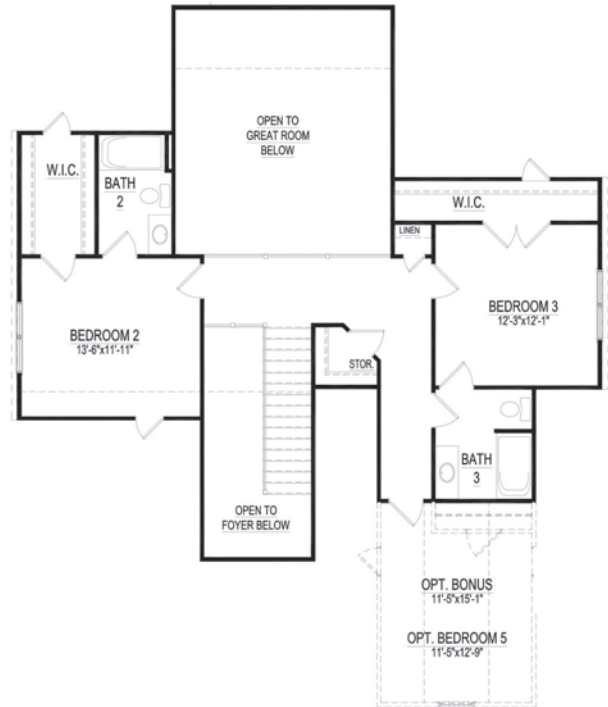


# COTTAGE HILL

## Brookdale Floor Plan



First Floor Plan



Second Floor Plan



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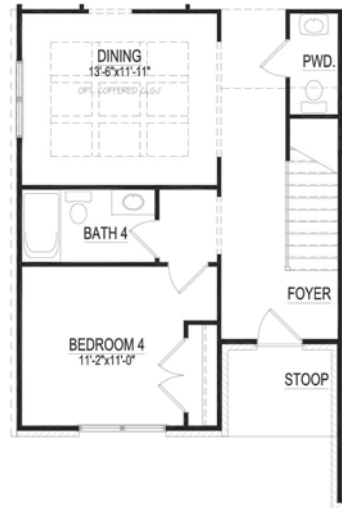


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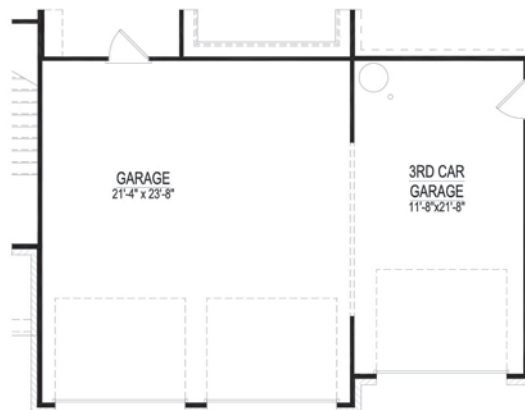
## Brookdale Floor Plan



Optional Walk-In Shower



Optional Bedroom and Bath 4



Optional 3-Car Garage



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