

Cottages at Shoally Ridge

Standard Features

CRAFTSMAN STYLE EXTERIOR

- 30-year Architectural shingles
- Craftsman style entry door— fiberglass
- All other doors—painted insulated fiberglass or vinyl slider
- 16' Carriage style garage door—insulated metal w/opener
- Stone veneer
 - ◊ Garage front bottom
 - ◊ Porch columns
- Shake fiber cement siding on face gables
- Lap fiber cement siding sides and rear
- Vinyl insulated windows w/Craftsman style grills
- Privacy window in Master bath
- Gutter and downspouts
- Concrete driveway 18' wide to garage
- Concrete sidewalk to front porch
- Craftsman style custom porch columns (Most Plans)
- Craftsman style gable pediments (Some Plans)

GRADING/LANDSCAPING/FENCING

- Storm water management
- Beautifully landscaped yard with Bermuda sod, shrubbery and 2 trees
- Rear property line stained privacy fence

PLUMBING

- PEX Water Lines
- PVC Waste Lines
- 50 gallon gas water heater
- Moen chrome plumbing valves
- Exterior hose bibs
- Ice maker hookup
- Double stainless steel kitchen sink w/pull out faucet
- Master Bath
 - ◊ White fiberglass & white cultured marble
 - ◊ 5 Ft Fiberglass shower w/seat
 - ◊ Cultured Marble vanity top w/2 lavatory
 - ◊ 1 elongated toilet
- Hall Bath
 - ◊ White fiberglass & white cultured marble
 - ◊ 5' fiberglass tub/shower combination
 - ◊ Cultured Marble vanity top w/1 lavatory
 - ◊ 1 elongated toilet

ROOF SYSTEM

- Engineered Truss System @ 24" on center
- 15 lb. felt
- Hurricane straps
- Sheathing: 7/16" OSB board with roof clips

ELECTRICAL

- 200 amp main panel
- Cable TV pre-wire in all bedrooms, Great Room and Bonus
- Telephone jacks in all bedrooms, Great Room and Bonus
- Doorbell
- Smoke detectors / Carbon Monoxide detector
- Ceiling fans in Great Room and Master bedroom, and pre-wired in other Bedrooms, Bonus Room, and Rear Porch
- Recessed can lights in Kitchen

INTERIOR FINISH

- 9' ceilings 1st floor, 8' ceilings 2nd floor
- 1/2" sheetrock—smooth finish walls
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- Garage finished
- Bonus Room finished
- Custom 2 color paint walls and trim
- Craftsman Style interior doors
- Brushed Nickel door hardware & locksets
- All windows trimmed w/casing
- 6" baseboards
- Kitchen cabinetry
 - ◊ Stained Birch
 - ◊ Granite countertops
 - ◊ Multi level 36" & 42" upper cabinets w/crown molding
- Bathroom cabinetry
 - ◊ Stained Birch
 - ◊ Adult height vanity in Master Bath
 - ◊ Full size mirror in Master Vanity
 - ◊ Full size mirror in Hall Vanity
- Ventilated wire closet shelving
- Fireplace
 - ◊ Gas logs
 - ◊ Cedar mantle
 - ◊ Stone surround w/raised stone hearth
- Attic storage (Most Plans)

FLOOR COVERINGS

- Vinyl flooring in Laundry, all baths
- Revwood or LVP in Foyer, Greatroom, Kitchen & Dining
- Carpet in Bedrooms, all other rooms

APPLIANCES

- Garbage disposal
- Frigidaire® Freestanding Electric Smooth Top Range—SS
- Frigidaire® Microwave & hood/fan combination—SS
- Fridaire® Dishwasher—SS