



TIMELESS DESIGN



## GREEN LINE FEATURES LIST

Updated 11/5/2021

### *The Highlights*

- Stainless steel LG kitchen appliance package with 5-burner slide-in gas range
- Craftsman style cabinetry, made with fused Melamine, available in 4 stain colors with alder wood
- Stone countertops in kitchen and all bathrooms in choice of 4 granite or 4 quartz standard colors (1" face upgrade available)
- Select Luxury-Vinyl Plank Flooring (LVP) throughout the entry, dining, kitchen, nook, mudroom, laundry, powder bath, hall bath and basement baths (Engineered Hardwood available as an upgrade)
- Tile flooring in master bath (other baths available as upgrade option)
- Easy maintenance vinyl windows, as Per Plan (window grids available as upgrade Per Plan)
- Fireplaces, mudroom bench/coat rack, front porches, 3rd car garages, covered decks, and finished basement (upgrade options Per Plan)
- Craftsman-style HardiePlank-type exteriors on front, stucco on 3 sides, with up to 100 sq.ft. of king-size brick or cultured stone accents on front of home, as Per Plan (upgrade to Merrill Stone available and HardiePlank-type siding available on all three sides as an optional upgrade Per Plan.)
- Entire house designed with windows to maximize views and natural lighting
- 30 Year architectural style roofing shingles on 15-lb felt
- Warranty backed by Cottle Homes

### *The Details*

#### **Gourmet Kitchen:**

- Craftsman-style cabinetry, made with fused Melamine, available in white HDMF in kitchen, or white kitchen island and master bath cabinets, or choice of 1 of 4 stain colors with alder wood with:
  - o Craftsman style cabinets standard
  - o Select medium-sized Crown molding (3")
  - o Wooden doors (soft-close hinges available as upgrades)
  - o Fused Melamine drawer construction (soft-close drawer glides available as upgrades)

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- o Upper kitchen cabinets are 36" with 3" crown molding. (42" or to ceiling available as upgrade Per Plan)
- o Cabinets have adjustable shelving (lazy susan and trash can pull out available as upgrade option Per Plan)
- Backsplashes fully tiled with Select 3"x6" white or tan subway tile (other tile choices available as upgrades)
- LG Stainless Steel Appliances:
  - o Over the Range Microwave with Vent (LMV2031ST)
  - o Dishwasher with Quad Wash (LDF5545ST)
  - o Slide-In Range with 5 burner gas cooktop (LSG4511ST)
  - o Other appliance packages available as upgrade option
- ½ HP Garbage Disposal
- Stone countertops (choice of 4 standard granite or 4 standard quartz) with under-mount sink (large single bay or farm sink available as upgrade) (1" face upgrade available)
- Moen Brantford brush nickel or chrome high-arc pull-down faucet (bronze upgrade available)

#### **Electric Fixtures and Features:**

- Recessed can lighting in kitchen and family room Per Plan
- Family room and master bedroom pre wired for ceiling fans
- CAT5e wiring (used for phone or computer) 2 outlets per finished floor or 2 USB 4-stall charging plugs
- Coaxial cable (used for TV or computer) 2 outlets per finished floor
- Hard-wired with battery backup smoke and CO2 detectors on every level
- GFCI safety outlets in designated areas
- *Lighting Design* Select light fixtures, all with bronze/black, brushed nickel or chrome finish (as per fixture availability and if applicable Per Plan):
  - o Kitchen island pendant lights – 2 each
  - o Entry foyer chandelier – 1 each
  - o Family room ceiling fan – 1 each
  - o Dining/nook hanging fixture – 1 each Per Plan
  - o Hallways flush mount fixtures – Per Plan
  - o Stairwell flush mount fixtures – 2 each per stairwell – Per Plan
  - o Switched plugs in living room – no ceiling fixture - Per Plan
  - o Flush mount in bedrooms – 1 each Per Plan
  - o Select above-mirror lighting in bathrooms – 1 fixture per sink
  - o Pantry, mudroom, and walk in closet flush mount fixtures – Per Plan
  - o Exterior coach lighting fixtures – typically 3, Per Plan
- 1 Select doorbell
- 2 exterior under-eave switched plugs for seasonal or decorative lighting

#### **Luxurious Bathrooms:**

- All Bathrooms:
  - o Craftsman-style wood cabinetry, available in choice of 1 of 4 stain colors with alder (white HMDF is available as standard in kitchen OR kitchen island and master bath)

- o Stone countertops (choice of 4 granite and 4 quartz standard colors) with one under-mount sink per vanity (upgrades available). Squared front thickness of countertop as standard (1" face upgrade available)
- o Chrome or brushed nickel towel bars, toilet paper holders, and shower rods (bronze upgrade available). One color selection used throughout the home.
- o Moen Brantford 6610 lavatory faucets in chrome or brushed nickel (bronze upgrade available)

- Master Bathroom Details:

- o Slide-in fiberglass soaking tub is standard, Per Plan (free standing tub available or soaking tub on tile deck as an upgrade if plan allows)
- o Full-frame chrome or brushed nickel clear glass shower door (black frame, semi-Euro, or Euro upgrades available)
- o Select framed mirror
- o 3"x6" white subway tile installed to 7' above floor level in shower (other tile choices available as upgrades, corner soap shelf available as an option)
- o Built-in shower corner foot rest - Per Plan (bench seat available as an upgrade)
- o Select tile flooring

- Hall Bathroom Details:

- o 3"x6" white subway tile installed on shower walls to 7' above floor level (other tile choices available as upgrades, and corner soap shelf available as an option)
- o Select shower tile flooring as plan allows
- o Bathroom flooring LVP (tile flooring available as upgrade)

- Powder Room Details:

- o Cabinets or white pedestal sink - Per Plan
- o Select framed mirrors
- o LVP flooring (tile flooring available as upgrade)

- Basement Bath:

- o Tub or shower surround fiberglass insert (tile upgrade option available)
- o LVP flooring (tile flooring available as upgrade)

### **Upscale Flooring:**

- Luxury-Vinyl Plank (LVP) throughout the entry, dining, kitchen, nook, mudroom, laundry, powder bath, hall bath and basement baths. (LVP in great room available as upgrade; engineered hardwood available as upgrade)
- Carpeted areas to include all other areas not listed above (designated mechanical and storage rooms do not have finished flooring and remain unfinished spaces). Choice of Select Shaw or Mowhawk brand carpet, with 8-pound rebond pad included, (Carpet upgrades available)
- Select 12"x12" ceramic tile flooring installed in master bath (Other baths and or porcelain tile available as upgrade options)

### **Exterior Doors and Windows:**

- Painted or stainable Craftsman-style fiberglass front doors with 3 light paned glass (dental shelf upgrade available, and side lights available as optional upgrade if plan allows)

- Painted fiberglass exterior door with glass pane or vinyl glass slider on rear of home to deck or patio Per Plan is standard; painted fiberglass exterior basement door with glass pane optional, if plan allows
- Fire-rated door between mudroom and garage
- Insulated dual-pane vinyl windows (grids are available on the front, sides, and/or rear windows as an upgrade)
- Basement windows - Per Plan
- Foam seal around windows and patio door systems
- One garage man door and one garage window - Per Plan

### **Interior Moldings, Paint and Hardware:**

- Approximately 4-1/4" tall Craftsman or Colonial base trim throughout all finished floors of the home
- Approximately 3 1/4" wide Craftsman or Colonial-style casing and headers used on doors & cased openings
- Rounded sheetrock corners in traffic areas throughout the plan. Squared sheetrock corners on windows
- Up to 12 lineal feet of continuous interior stair railing with metal balusters, stained wood handrail, stained wood Newel post, and painted shoe (upgrade available for painted wood balusters, painted wood newel post, and/or additional railing) if applicable Per Plan
- Mudroom with lockers or built-in wooden bench and hooks above seating area available as an upgrade, if plan allows
- Masonite-type hollow core Carrara, Craftsman, or Colonial-style interior doors (8' doors on main floor available as an upgrade if plan allows)
- All walls and ceilings painted with Sherwin Williams (or similar) eggshell sheen paint. Interior trim, doors, built-in shelving (Per Plan), and wainscoting painted with semi-gloss sheen
- Secondary clothes closets have single painted shelves with metal clothes rods beneath
- Master bedroom closet has two sections 4' wide of double stacked painted shelves with metal clothes rods beneath. Balance of master closet is single shelf.
- Four painted shelves installed in pantry and linen closets- Per Plan
- Painted shelf installed above washer/dryer (upgrade available for cabinets above washer/dryer)
- Chrome or brushed nickel finish hardware (dark bronze available as an upgrade)
- Light textured drywall on walls and ceilings.
- Garage interiors drywalled and taped (textured and painted garage interior available as an upgrade.)

### **Structural and Exterior Features:**

- HardiePlank-type cement fiberboard lap siding painted on site, installed on front of home -Per Plan- (shingle or board and batten detail siding upgrade available), full stucco sides and back. (Full 4-sided Hardie-type siding available as an upgrade)
- Craftsman style front elevation standard, other elevations available as an option priced accordingly.

- Up to 100 sq.ft. of king-size brick or Harris cultured stone on front of home - Per Plan. (Additional masonry or Merrill Quarried Stone available as an upgrade)
- All exterior columns and cornice materials made of low-maintenance Hardie-type trim or Fypon-type PVC
- 16'x 8' tall steel garage doors, openers, & remotes (keypad, insulated, steel-back, hardware trim, or window panels optional upgrade)
- Front porch floor constructed using concrete cap, TREX, or equivalent decking material, vinyl railing is standard if required for code. If not required, then available as an upgrade option.
- Decorative metal roofs installed over porches and other locations on the front elevation available as an upgrade - Per Plan
- Flashing around all exterior doors and windows
- Foundation plaster
- Choice of 6 standard colors of aluminum soffit and fascia
- 5" aluminum gutters with 2"x3" aluminum downspouts as per code
- 30-year architectural style shingles on 15-lb felt (metal roofs and accents available as an upgrade option)
- Approx. 9' high ceilings on first floor; Approx. 9' high ceilings in basement (8'-6" to 8'-8" actual depending on site conditions); Approx. 8' high ceilings on second floor. (9' high ceilings on the second floor are available as an upgrade.) Per Plan
- Engineered sub-flooring system with ¾" tongue and groove flooring both glued and nailed
- TREX or equivalent decking, or concrete used on rear decks and balconies - Per Plan (6'x6' standard). (Vinyl railing standard if required for code)
- Termite and damp-proofing treatment applied prior
- Soils inspection completed by soils engineer
- Gravel base in all window wells
- R-11 insulation installed on unfinished basement masonry walls, R-13 in framed exterior basement walls, R-19 in framed above-grade 6" exterior walls, and R-38 in the topmost finished space ceilings
- Front-facing 2-car garage standard. (Side entry and 3rd or 4th car garage available as an upgrade option, if plan and site allow)
- 30' setback from property line standard (Further setback available as an upgrade, if lot allows)
- 4/12 - 8/12 roof pitch standard (Steeper pitch optional upgrade available, if plan allows.)

#### **Equipment & Other:**

- One-zone HVAC with one programmable thermostat for all homes up to 2199 sq.ft. 2-story and 2699 sq.ft. rambler Per Plan
- Two-zone HVAC with 2 programmable thermostats (applies to 2-story homes larger than 2200 sq. ft. finished, or rambler larger than 2700 sq. ft. on main floor) Per Plan
- High efficiency (95%) natural gas furnace
- 13-Seer air conditioning unit
- 40-gallon gas water heater, energy efficient (50-gallon, or two 40-gallon water heaters in series, or tankless water heater available as an upgrade option)
- Water conservation toilets and shower
- Anti-backflow preventer installed standard in every home near water shut-off

- Two freeze-less exterior hose bibs
- Rough-in full basement bath – Per Plan
- 1-year workmanship and materials warranty to code, backed by Cottle Homes

### **Available Upgrade Options (if plan allows)**

#### **Exterior:**

- Additional Harris Stone
- Upgrade to Merrill Stone
- Additional brick masonry
- Full 4-side Hardie-type siding
- Shingle, shiplap, or board and batten detail siding
- Corbels
- Metal roof accents
- Window grids on front, sides, back, or basement
- Additional insulation in garage space
- Painted garage interior with sheetrock texture
- 6' bench in garage with coat hooks, five 2'-wide painted shelves, if plan allows
- Windows in garage door
- Detached shop garage
- Shop heater
- Covered rear deck, if plan allows
- Additional exterior lighting
- RV Pad
- RV prep with 220-volt and sewer cleanout and hose bib
- Landscaping
- Fencing

#### **Systems:**

- 2nd or tankless water heater
- Water softener
- Humidifier
- Central vacuum system prewire
- 2-stage variable speed furnace
- Upgraded lighting package
- Upgraded insulation package

#### **Interior:**

- Customized cabinet upgrades (glass in doors, full height, staggered height, interior partitions, soft-close hinges and drawer glides, etc.)
- Upgraded stone countertops
- Appliance package upgrades
- Farm-style kitchen sink (porcelain or stainless steel)
- Tile inlay behind range
- Countertop task lighting installed underneath kitchen wall cabinets
- Upgraded lighting fixtures
- 6" Accent tile stripe (no rail tile)
- 6" Accent tile stripe (with ½ rail 2 sides)
- Upgraded millwork, crown molding, and stair rail packages
- Painted balusters
- Painted Newel post
- 36" high Craftsman-style wainscoting
- Tray or coffered ceilings, if plan allows
- Beamed ceilings
- Shiplap 6'x4' backing and shelves above mudroom bench, if plan allows
- Barn doors
- Hidden pantry doors
- Cased windows
- Built-in wooden shelving on each side of fireplace
- Storage cubbies beneath or shiplap wall (to 6' height) above mudroom bench
- Glass interior doors installed on dedicated studies and offices, if plan allows
- 36" sealed Gas Fireplace with:
  - o Decorative logs

- Upgraded sound & audio package
- Ring-type doorbell

**Other:**

- Third-party warranty available

- o Natural stone or brick surround and hearth
- o Raised hearth
- o Painted wood mantel 4 standard designs; 6 custom designs available
- Finished basement

***Sophie Lane Specific Required Features:***

- Landscaping:
  - o Two (3" trunk) trees
  - o Five (2 gallon) shrubs
  - o Front, side and rear sod with sprinklers
- Fencing:
  - o 6' white vinyl fencing with 1 gate, Per Plan
- 3rd car garage

**\*All above upgrade options if plan allows**

**Note:** Standard features are subject to change at any time without notice. In addition, Cottle Homes reserves the right to substitute any product with another of similar or better quality at any time before or during construction without notice. All measurements listed are approximate and may vary during construction. Any selection of materials listed above with "either" or "or" descriptors is at the sole discretion of the Contractor. "Per Plan" means a standard Cottle Homes approved plan. "Select" means those items selected by Cottle Homes as part of the Green Line package.