

Built by

BIG FISH
CONSTRUCTION

FOUR WINDS COTTAGE

Designed by

**george
coon
inc**

residential
planning
design

MAIN DESCRIPTION:

- Approx. 1700 sf. Heated and cooled with approx. 650 s.f. covered decks, 3-bedroom, 3 bath home as per architectural plans provided.

EXTERIOR:

- All Hardie brand siding and trim.
- 1"x6" tongue and groove pine at all porch ceilings.
- Sherwin Williams Super Paint (25 year warranty)
- 5V crimp galvanized aluminum metal roofing.
- Andersen Impact rated doors and windows.
- Painted wood pergola for one car parking.
- Side porch to have aluminum screen system.
- Concrete driveway and parking.

ALLOWANCES FOR THE FOLLOWING:

- Appliances
- Bath hardware and mirrors
- Door Hardware
- All flooring and wall tile
- Fan and light fixtures
- Plumbing Fixtures
- Landscaping and hardscaping.

INTERIOR:

- Cracker style trim package with wood trim around all windows and doors, 6 inch base throughout, and 4 inch crown molding in living area and kitchen.
- Solid core masonite interior doors.
- All wood custom cabinets and vanities with soft closers.
- Granite countertops in kitchen and baths.
- Kohler plumbing fixtures or equal.
- Pre-engineered hardwood flooring in living areas, kitchen and hallways.
- Designer grade carpet in bedrooms.
- Designer grade carpet in baths.
- Sherwin Williams Super Paint (25-year warranty) for all interior painting.
- Renaii gas water heater.



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Obtain the Property Report required by Federal law and read it before signing anything. No federal agency has judged the merits of value, if any, of this property.