



Cottage Construction and Features

- Hand built by local craftsman
- All steel painted frame with heavy duty axles
- Sub-floor framing with pressure treated wood
- Heavy duty vinyl moisture barrier between frame and sub-floor to protect from the elements and pests
- 3/4" tongue and groove sub-floor
- 1 1/2" high density foam floor insulation
- 2"x4" exterior walls with fiberglass insulation
- Heavy gauge standing seam metal roof with high density foam roof insulation
- Jeld-Wen windows including picture windows and multiple crank handle-style windows that open for cross ventilation to enjoy summer breezes and views from every side of the cottage
- Two sets of Jeld-Wen full size slider doors and full glass side entry door
- L/P smart trim low maintenance siding trim and shakes painted in three coordinating Craftsman style colors
- Premium no maintenance vinyl multi-color ledgestone siding and skirting
- Engineered solid color exterior decking on both porches, wraparound deck and wide access steps
- Heavy duty black aluminum railings
- Interior walls 1/2" drywall
- Tongue and groove pickled knotty pine ceilings with maple stained exposed interior beams
- Porcelain tile bathroom floor and shower walls
- 3/8" tempered full glass shower enclosure

Cottage Construction and Features *(continued)*

- **Cherry stained wood plank flooring and custom wall and window trim**
- **Solid core cherry stained Craftsman style interior doors including bathroom pocket door**
- **Trendy stylish Kohler plumbing fixture in kitchen and bath**
- **Large stainless steel chef style kitchen sink in bar counter**
- **Solid surface countertops in kitchen, bathroom and bedroom vanity**
- **High end Summit brand appliance including refrigerator/freezer, dishwasher, counter top 2 place range, lower wall oven, microwave**
- **Craftsman style wood cabinetry with cherry stain in kitchen, bath vanity and bedroom closet cabinets**
- **Trendy light fixtures throughout interior and exterior porches**
- **Exterior porch ceiling fan in front porch**
- **Efficient on demand tankless hot water heater**
- **High efficiency dual zone HV/AC system**
- **100 amp electrical service**
- **Innovative customized cozy loft with pickled knotty pine cathedral ceiling, cherry stained wood floor and multi windows. Perfect for extra guests sleeping quarters or a cozy retreat to read a good book.**
- **Custom built library style ladder to access the loft. Ladder is constructed of hardwood steps and powder coated aluminum side rails for easy access. Ladder's design allows it to be easily set back out of the way when not in use**