



70 Cottage Lane Toccoa, GA 30577



****This photo may include modifications not shown on the plan.**

Exterior Finishes

- Composite stone water table
- Cement lap siding, board and batten and shake siding
- Composite low maintenance fascia and trim boards
- Architectural 30-year asphalt shingle roofing
- Low-E, insulated glass, low maintenance vinyl windows
- Mahogany wood double front door
- Cedar post at front porch, rear deck and rear patio
- Cedar full height columns with stone base at front porch
- Cedar gable brackets
- Pressure treated covered deck with aluminum pickets and cedar handrail
- Triple window in shed dormer above garage
- Courtyard garage entrance
- Professional landscape installation with Bermuda sod front and back
- 14 Seer Rheem high efficiency HVAC electric pump systems (2)

- 6in gutters with piped downspouts

Terrace Finishes

- Finished areas – great room, 2 bedrooms, 2 full baths, bunk room/flex space
- Wet bar
- 9 ft ceiling
- Luxury vinyl plank floors
- 200 amp electrical service and panel
- One 50 gallon electric water heater, with recirculation pump

Main Level Finishes

- 10 ft ceilings
- Vaulted great room
- 8ft doors at main level
- Crown molding at main level
- Door and window casings include 1x4 legs, 5/4 x 6 heads trim package
- 6" base
- Site finished stained or painted wood stair treads, painted pine risers
- Wood newel posts at stairs with aluminum balusters
- 42" fireplace with gas starter
- Stone hearth and fireplace surround up to cedar mantle
- Bookcase by fireplace
- Wood shaker style cabinets (white)
- Radius sheetrock corners
- Quartz counter tops in kitchen
- Granite countertops in remainder
- Ceramic subway tile at kitchen backsplash
- Luxury vinyl plank floors at main level entry, laundry, great room, kitchen, dining room and master bedroom
- Ceramic tile at master bath, secondary bathroom floors, master bath tub and shower
- Brushed nickel Delta plumbing fixtures
- Stainless steel kitchen sink with garage disposal
- Stainless steel Thor commercial double oven and gas cooktop, microwave drawer, dishwasher, vent good liner
- Cabinet style vent hood
- Brushed nickel lighting package. Ceiling fans at great room, master bedroom, secondary bedrooms and deck
- LED can lights in kitchen
- Pre-wired for security system
- Brushed nickel lever style door hardware
- Pre-finished metal garage doors with strap hinges and handles. Includes openers.
- Unfinished bonus room stubbed for future bath
- Insulation: R-13 batt at main level walls, R-19 batt at vaulted ceilings, R-19 batt at basement walls, R-30 blown in at attic
- Blower door test and HVAC duct blaster testing