



1210 Cottage Street SW– Included Features - Offered at \$2,050,000

6 Bedrooms & 5 1/2 Baths

**All included features and materials are subject to change*

Energy Saving Features

- Dual zone heating & A/C
- 14 Seer air conditioning unit zone 1
- 14 Seer air conditioning unit zone 2
- Gas furnace main level
- Electric heat pump second level
- 75-gallon gas hot water heater
- R-49 insulation in attic
- Energy efficient insulation in walls
- Andersen 100 Series Low E Insulated Black Interior and Exterior Vinyl Clad Windows
- CPVC Flowguard Gold Piping
- Grandiose 10' ceilings on main floor and voluminous 9' ceilings lower and upper floors
- Andersen oversized gliding exterior door system
- Modern cable rails in upstairs stairwell
- McCormick high quality paint throughout
- Distinct high end trim package throughout with wooden beams in family room, cove mold and 1x8" baseboards, accent walls in dining and primary room. Luxe trim in felx room and stairwells
- Upgraded Kichler decorative lighting package and ample recessed lighting (Per plan)
- Ceiling fan pre-wires in family room and decorator light in all bedrooms

Exterior Features

- Richly detailed transitional, elevation with beautiful slate foor front porch
- Low maintenance James Hardie Plank siding with horizontal lap siding and board and batten
- Dimensional 30-year architectural roof shingles
- High-grade composite stone veneer water table
- Mahoghany glass entry-style entry door with 14 light filled windows
- PVC wrapped windows and doors
- Slate porch, steps, and walkway (Per plan)
- Two car front-entry garage with remotes and exterior keypad
- Concrete driveway
- Professionally designed landscape package
- Front and rear hose bibs and electrical GFI outlets
- Schlage hardware on all exterior doors
- Expansive Trex deck with aluminum rails
- 6 ½" wide plank white oak hardwood flooring on entire main floor, staircase, upstairs hallway, primary bedroom, and lower-level landing
- Stately gas fireplace in family room with luxe oversized floor to ceiling tile surround and modern linear fireplace insert
- Matte black hardware on interior
- Structured wiring/tech package
- Secure deadbolts on all exterior doors
- 400-amp electrical service
- Electric vehicle car charging outlet
- Exceptional oversized upstairs laundry room with crisp white cabinetry, quartz countertops, undermount laundry sink, and designer floor tile and decorator lights and tile backsplash
- Furniture inspired powder room vanity with designer quartz countertop and matte brass accents and full tile accent wall
- Wooden rod and shelving throughout

Interior Features

- Jeldwen Series designer 1 panel interior doors

Designer Kitchen Finishes

- Gorgeous solid wood, to ceiling custom, soft close white cabinetry with designer quartz countertops
- Walk-in pantry with storage
- Stainless Steel GE Monogram and GE Cafe entertaining appliance package
 - o 48" commercial-style, six-burner, high-output gas cooktop with griddle and dual ranges
 - o 42" full-size built-in side by side refrigerator
 - o 24" gourmet dishwasher
 - o Monogram under cabinet drawer Microwave
 - o Beverage center for entertaining
- Gorgeous hand molded tile backsplash
- Undercabinet Lighting (per plan)
- Stunning furniture-inspired island with oversized mitered edge perfect for entertaining

Owner's Suite and Bath

- Gorgeous quartz dual vanity countertops
- Freestanding soaking tub and separate oversized designer shower
- 12x 24" custom tile floor and tile to ceiling surround in shower with bench and custom niches
- Dual showerheads
- Kichler craftsman lighting package
- Moen black matte fixtures

Secondary Baths

- High-end quartz countertops
- Designer subway and high end tile surrounds with 12 x 24" decorator tile floors
- Custom tile niches in all baths
- Elongated toilets/Square White Modern Sinks
- Kohler Chrome Faucets

Lower level

- Finished spacious recreation room, full bath and 5th bedroom and 6th bedroom
- Gorgeous full bath with quartz countertops, LVP floor and custom tile niche with access to bedroom and recreation area
- Ample recessed lighting (per plan)
- Single active French door lower level with light filled walk up areaway
- Wet bar with quartz countertops, beverage center, floating shelves and designer vertical backsplash with undermount lighting
- Luxury vinyl plank flooring in recreation room, 5th bedroom, 6th bedroom and bath

Customer Conferences

- Pre-Settlement Orientation
- 60-Day Service
- 1-Year Drywall and Point Up

Warranties

- Capital Custom Homes 1 Year Limited Warranty
- 10-Year Structural Warranty
- Extensive Manufacturer Warranties