

CORTONA

THREE STORY TOWNHOME FEATURES

1,702 SF

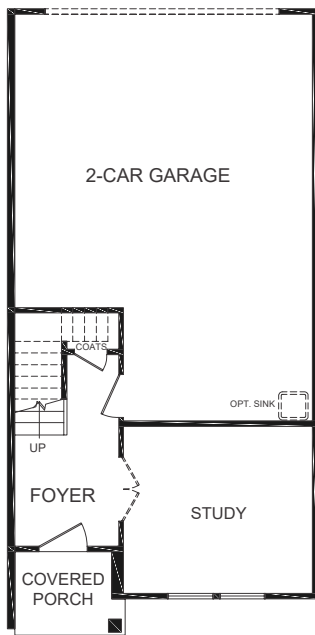
3-4 Bedrooms | 2.5-3 Baths | 2 Car Garage



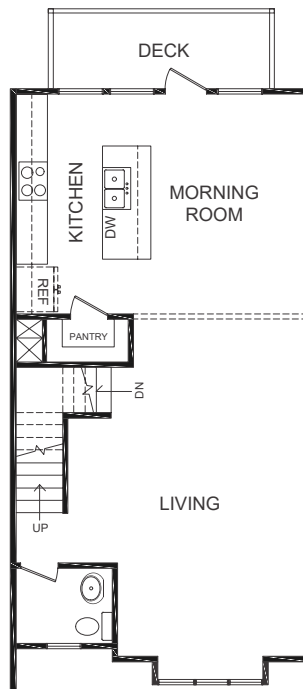
built with care.

The Cortona offers an adaptable layout for those seeking a customizable home with an open and roomy ambiance across its three levels. It includes three bedrooms and two-and-a-half baths as the standard, but can be modified to feature two primary suites and up to four bedrooms, along with a private bedroom and full bath on the ground floor. The Cortona also comes with a first-floor study, a two-car garage, a sizable kitchen island, and a spacious deck on the main level, ideal for entertaining.

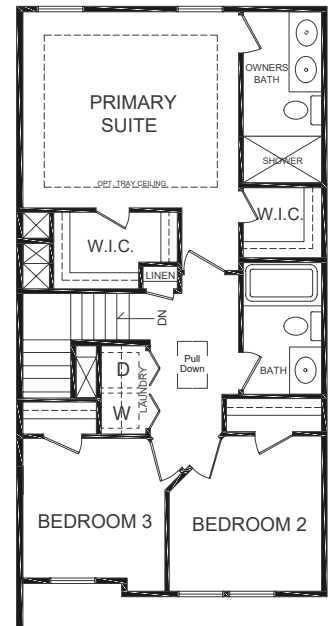
GROUND FLOOR



MAIN FLOOR

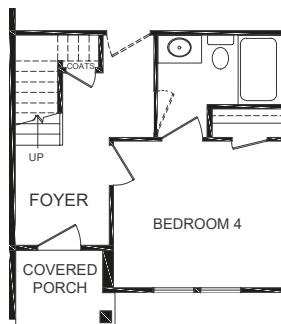


UPPER FLOOR

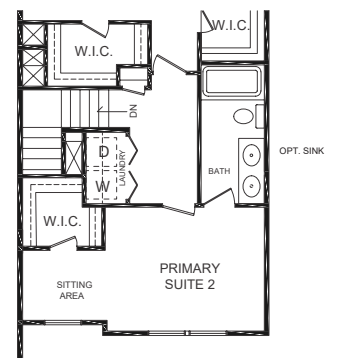


INTERIOR

BED W/ BATH OPTION



DUAL PRIMARY SUITES



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INCLUDED FEATURES for the Cortona Model

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|--------------------|---|---|
| THE PERSONAL TOUCH | <ul style="list-style-type: none"> • Our Personal Site Builder Program schedules meetings with your Personal Site Builder during the construction process and includes Pre-Construction and Framing Conferences (based on stage of construction) • Buyer Orientation-Day of closing with your Personal Site Builder to familiarize yourself with your new home. • Pre-Settlement Orientation • Final Walk-Through | <ul style="list-style-type: none"> • Floor plans designed with everyday living in mind • Spacious interiors with 8' ceilings on ground level and 9' on main and upper levels. • LVP flooring in the foyer • Choice of plush carpet with quality pad • No-wax vinyl floor in all Bathrooms, Kitchen, and Laundry • Custom textured walls and ceilings (except kitchen and baths) • Choice of designer-selected interior paint color packages • Camden 2-panel door cabinetry style • Satin Stainless finish interior door hardware • Designer-selected light fixture packages in your choice of Brushed Nickel or Matte Black finish • Rocker switches throughout home • Custom-designed closets and pantry with ventilated shelving • Fully hung, finished, and painted 2-car garage walls & ceiling • Pre-wired for garage door opener • Laundry with connections for full-size washer and dryer • Pre-wired for ceiling fan in Family Room, Primary and Secondary Bedrooms, Ground Level Study/Rec Room • Primary Suite includes walk-in and secondary closets • Ground fault interrupter circuits for Kitchen, Bathrooms, Garage, and exterior outlets • Dual internet feeds for additional providers • Advanced home structured wiring package includes HDMI outlet in Living Room, Advanced outlet (multi port) in Kitchen, Cable/Data in Bedrooms (per plan). • USB stacked outlet in Bedrooms and Kitchen • Direct-wire smoke detectors and carbon monoxide detector • Home automation module |
| INVITING EXTERIORS | <ul style="list-style-type: none"> • Picturesque street trees and planting throughout the community • Concrete Slab Foundation • Designer-selected exterior Color Packages • Low-maintenance exterior with premium vinyl siding and stone accents (per plan) • Metal Wrapped Cornice-Vinyl Soffits • 30-year Architectural roof shingles • Seamless aluminum gutters and downspouts (per plan) • Fiberglass front entry door • Decorative satin stainless handle set on front entry door • Security deadbolt on front and rear doors • Hose connection at garage • Three weatherproof receptacles (front door, garage and deck) • Insulated decorative raised panel metal garage doors with glass • Professionally landscaped with shrub package and sodded common area • Termite treatment - Bore Care System • Hurricane fasteners on each rafter • Underground utilities • Mailbox Cluster | <ul style="list-style-type: none"> • Energy-efficient tankless gas hot water heater • Energy efficient gas heat and 15 Seer HVAC system • Digital programmable thermostat • Energy-efficient vinyl Low-E windows with tilt sash and screen • All windows, doors, and penetrations sealed and caulked • House wrap infiltration barrier • Fully weather-stripped insulated exterior doors • R-49 blown insulation in flat ceilings • R-15 batt insulation in exterior walls • Energy Sense Home |
| INSPIRING KITCHENS | <ul style="list-style-type: none"> • Oversized island with ample space for seating • Spacious Pantry • Custom-designed birch Kitchen cabinets in a choice of finish with 42" wall cabinets with adjustable shelves and crown molding around Bump-up • Choice of level 1 granite countertops • Choice of 3 under-mount stainless steel sinks with single handle pull down chrome faucet sprayer • Recessed lighting • Ice Maker hookup • Stainless Steel appliances including smooth top electric range, built-in microwave with vented hood, dishwasher, and disposal | <ul style="list-style-type: none"> • Community clubhouse with fitness center, pool and fire pit • Community playground • Community dog park • Community walking trails • Community pocket parks |
| BATHS | <ul style="list-style-type: none"> • Luxurious Primary Bath with double bowl adult height vanity, fiberglass shower, vinyl floor, cultured marble counter top • Elongated toilets in all baths • Easy clean fiberglass tub / shower in secondary bath(s) • Adult height single vanity with cultured marble countertop in secondary baths • Delta chrome plumbing fixtures. | <ul style="list-style-type: none"> • Our Family Building Homes for Your Family since 1977 • Nationally known 2-10 Home Buyer Warranty • Full In-House Warranty and Customer Service Department • One year warranty on your full home • Two year mechanical systems warranty |