



Cottage Pointe Condominiums

A free-standing condominium community

Standard Features

Exterior Features

- Crane double-4 vinyl siding with vertical or shake accent on the front elevation
- Maintenance-free white ventilated vinyl soffit & aluminum fascia
- Stone accent on the front elevation not to exceed 84 sq. ft.
- Panel or Board & Batten shutters
- High-definition dimensional 3 ½ lineal trim shingles
- 1 Egress window & well in lower level
- 3'0" Insulated fiberglass front door with dead bolt
- 16' x 7' White non-insulated raised panel overhead garage door with opener & 2 remotes
- Drywall & fire tape garage firewall & ceiling
- 12' x 12' Concrete patio
- Concrete driveway & sidewalk
- White aluminum gutters & downspouts
- Professional landscaping including hydro-seeded yard & irrigation system

Electric Features

- Outside vented exhaust fans in all baths
- Master bedroom ceiling fan/light
- Interior light fixture allowance
- Hardwired smoke detectors & battery back up
- GFI safety outlets in all wet areas
- GFI exterior outlets per code
- Coach lights on the front of the garage
- 1 Yard light
- Door bell

Plumbing Features

- 40 Gallon natural gas water heater
- Plumbing fixtures contractors select portfolio
- PEX supply piping
- PVC waste piping
- One exterior hose bib

HVAC Features

- 96% Efficiency furnace
- Central air conditioning 13-SEER unit

Construction Features

- 8' Main floor walls
- 2' x 6' Exterior walls
- 8' Lower level concrete walls
- Professionally-engineered structural components
- 1 Paint color throughout for walls, ceilings, trim & doors
- Raised great room ceiling
- Textured ceilings
- Raised panel hollow smooth painted doors
- Ceramic tile floors in the rear entry/laundry & bathrooms
- Stain-resistant carpeting in designer colors in the bedrooms
- Laminate flooring in the great room & kitchen
- Spacious closets with wire organizers

Kitchen Features

- Aristokraft cabinets (Sinclair Square)
- Kitchen island
- Laminate kitchen countertops
- Microwave & dishwasher
- Spacious pantry for additional storage per plan

Bath Features

- Aristokraft cabinets (Sinclair Square)
- White on white cultured marble vanity countertops with integral single sink
- White molded tub/shower in the hall bath
- White molded one piece shower in the master bath
- Full width vanity mirrors attached with clips

Additional Energy Saving Features

- Programmable thermostat
- JELD-WEN white low-E insulated single-hung vinyl windows 60" high
- R-44 insulation in the ceiling
- R-20 insulation in the walls
- Spray foam insulation in joist ends

Plans & elevations are conceptual artist renderings only, subject to change without notice, & may display optional features. Stated dimensions, square footages, & references to "under air" or "finished area" are non-binding estimates & do not guarantee actual net usable space. Garage dimensions vary & may not accommodate all vehicles. All materials & designs are copyrighted property; unauthorized reproduction, modification, or distribution is strictly prohibited without prior written permission from Watts Homes & Construction, Kalamazoo, MI.



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