

The Cottages at Maryville Highlands

Standard Features

Subdivision Amenities

- Maintenance free lifestyle
- Master planned development
- All underground utilities
- Professionally landscaped front entrance
- Personal mailboxes at driveway

Exterior Features

- All brick construction
- Maintenance free, ventilated vinyl soffit
- Pella Low-E, double hung, aluminum clad windows
- Therma Tru insulated steel front entry door
- Front entrance storm door
- Aluminum gutters and downspouts
- Enclosed courtyard in front and rear
- Covered front entrance
- Professionally landscaped yards
- Sodded front lawns

Design Features

- Open floor plan
- Cathedral ceilings
- Raised six panel interior doors
- Hardwood in foyer entry, great room, dining room, kitchen and sunroom
- Carpet in all bedrooms
- Tile flooring in laundry room and bathrooms
- Glazed cherry or maple cabinets in kitchen and baths
- Kitchen cabinets with leaded glass corner doors stack and staggered and crown moulding
- Solid surface countertops in kitchen
- Cherry or maple cabinets with laminate countertops in laundry room
- Gas fireplace
- Cultured marble vanity tops in bathrooms
- Mirrors in all bathrooms with decorative lighting
- Coated wire shelves in all closets
- Recessed fireplace with tile surround & hearth in great room

Construction Features

- 1 year Builder's Warranty Program
- Termite treatment protection-1 year guarantee
- 35 year dimensional roof shingles
- 2 Hour fire wall between units with insulation for sound control
- Ceilings with knockdown finish
- Insulation: Ceilings R-38, Walls R-21
- Exterior walls and ceilings constructed with 5/8" drywall and interior walls constructed with 1/2" drywall
- 2x6 Framed exterior walls
- Optimal value framing techniques on ext. walls
- Energy star windows
- Air infiltration sealing
- Thermal air barrier alignment
- Insulated slab

Appliances

- All Kenmore Appliances-black
- Electric self clean oven with smooth top
- Built-in microwave
- Dishwasher with 2 level wash system and pot scrubber cycle
- Garbage disposal

Mechanical Systems

- Amana 2 Tons 45,000 BTU 95% Energy Efficient Natural Gas Heat, with 16 SEER Electric Air Conditioning
- Tankless water heater
- Sealed duct work with R-8 insulation

Plumbing Features

- Master bath double bowl sinks
- Whirlpool tub in master bath (units 36x69e)
- Double seat, walk-in shower in master bath
- Combination tub/shower in guest bath
- Elongated commodes
- Brilliance stainless nickel faucets
- Fiber glass drop in laundry tub

- Ice maker connection
- Frost free hose bibs in front and rear of unit

Lighting and Electrical Features

- Elegant brushed nickel lighting package
- 4 recessed lights & 2 eyeball lights in living room
- Ceiling fans in living room, master bedroom, and sunroom with dimmer and fan control
- 4-bulb fluorescent light and 4 recessed lights in kitchen
- Energy Star compact fluorescent light bulbs
- GFI protective outlets in all baths, kitchen, and garage
- Pre-wired for phone and cable TV
- Front door bell
- Two outside weatherproof electrical outlets

Security Features

- Hard wired smoke detectors with battery back up
- Dead bolt security locks on all exterior doors
- Lever style privacy-bedrooms & baths
- Pre-wired for security system

Developed by
Schaad
companies ■ since 1910