

HOME SITE 205

FEATURES

894 Cypress Vine Cove

Exterior:

- Covered porch on rear of home
- 1/2" flash coat foam on exterior walls of heated rooms
- Painted garage doors
- Uncovered patio off of rear covered porch
- Upgraded brick, mortar, and shutter design to style
- Sealed driveway
- James Hardie "no rot" material used for all exterior trim rather than wood
- Entire exterior of home is house wrapped using Tyvek, including all joints taped, Tyvek includes a 20 year limited warranty

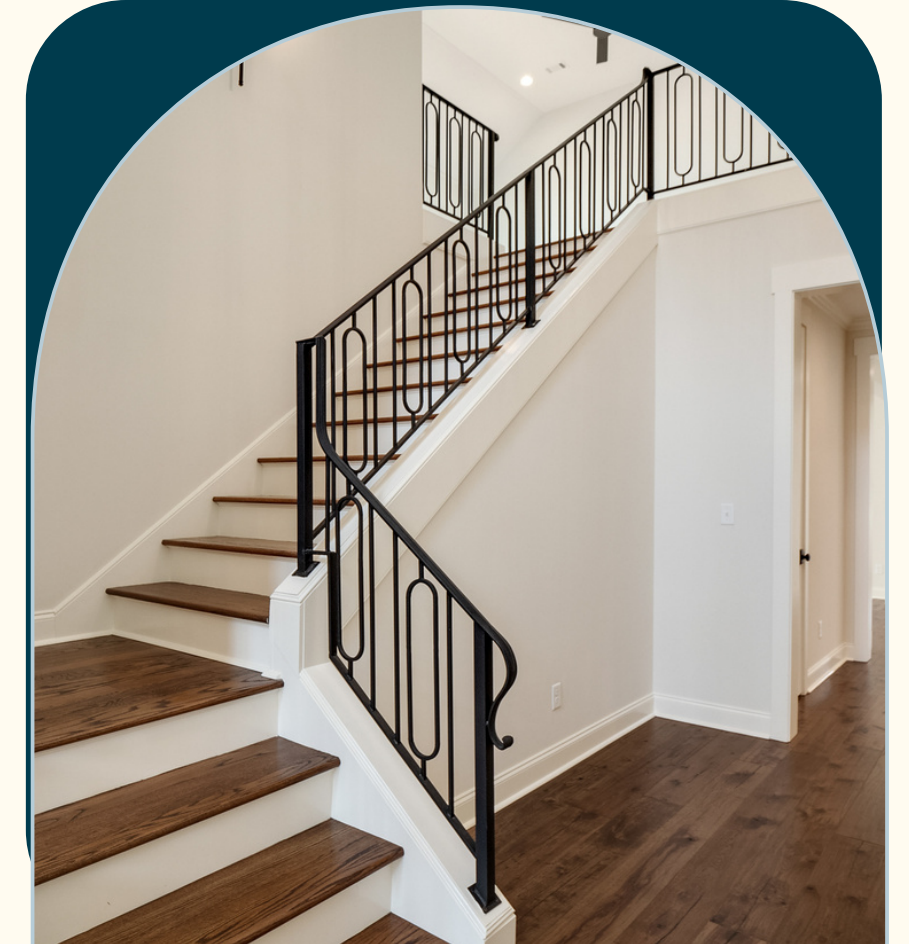


THE COVE



Exclusive Neighborhood Features

- Welcoming brick columned entrance with professional landscaping
- Ponds with fountains
- Sidewalks throughout the community
- Close proximity to Hinton Park and Carriage Crossing
- Access to highly acclaimed Collierville Schools and the New Collierville High School
- Underground electric, telephone, gas, cable, water, sewer service



Interior:

- 9' ceilings upstairs and 12' height coffered play room ceiling
- Brick fireplace in family room with cedar mantel
- 8' doors on first floor
- Cedar box beams in family room
- 4 1/2" crown added to bedroom 2, bath 2, laundry room, caterer's kitchen, and hallways
- Built-ins on sides of fireplace; includes base cabinet with doors and free floating shelves above
- Bench and Hooks in location shown on plans and including 1by planking behind bench & hooks
- 1x4 / 1x6 paneling on walls of Breakfast room from floor to middle of window with horizontal piece
- Foyer wall(s)- trim out using 1x4 and 1x6 paneling on walls up to approximately 10' height. includes a horizontal piece approximately 2 ft. from floor
- Granite in kitchen, Primary bath, and other baths down
- Upgraded countertops in laundry room
- Base cabinet with granite top in laundry room and upper cabinet
- Second wall paint color and third cabinet color
- Upgraded iron railing at stairway



Kitchen:

- White farm sink in kitchen
- change single oven to double convection ovens
- Upgraded countertops in Kitchen and Butler's pantry
- Custom built vent hoods
- Upgraded kitchen backsplash
- Kitchen island to be 42" deep
- Step out and added arched toe kick at cook top as well as step up kitchen cabinets.
- Optional base cabinet in Caterer's kitchen; including granite countertop. Also includes adding arched toe kick, 2 upper cabinets with glass doors, and under counter lights



Baths

- Primary shower floor is dropped, so there is no curb
- 1x4 / 1x6 paneling up to bottom of window around Primary tub
- Free standing tub in Primary bath
- Frameless shower door with clear glass in Primary bath
- Bevel strip border mirror in Primary bath
- Primary bath vanity mirrors are taller and include 4 cut outs for 4 sconce lights
- Vanity mirror to be taller and 2 cut outs for 2 sconce lights in Bath #2
- Primary bath tile on floor and on shower walls
- Floor and tub walls upgraded to Level 3 for Baths #2 and #3
- Faucets to be Moen in all baths
- Upgraded countertops in Primary and Bath #2
- Primary bathroom includes both sink vanities to bump out and have arched toe kick, with center cabinet steps up
- Arched toe kick at cabinet in Bath #2

Flooring:

- Upgraded hardwood to 7 1/2" wide and Level 2
- Wood tread up to 2nd floor
- Primary shower floor upgraded to hex



Electrical:

- Upgraded lighting and light bulbs to LED
- Upgraded Wiring package includes: Freezer circuit in laundry; Cans in upstairs hallway; Wire for fans in bedrooms, with separate switch; Wire for 1 or 2 hanging lights in kitchen rather than 1 can; 2 or 3 under counter lights in kitchen; 2nd flood light on rear of home
- Can lighting to be added to Family room, Primary bedroom, Bedroom #2, Playroom, Kitchen, and rear covered porch
- Wiring for 2 entry hanging lights
- Wire for 2 sconce lights in dining room
- Added wiring for 4 sconce lights; including credit for wiring of 2 vanity lights and added recessed can lights over vanity in Primary bath
- Added wiring for 2 sconce lights; including credit for vanity light wiring and also includes adding a recess can
- Wiring for hanging light in Primary bath rather than a can over tub
- Added future circuit for future room
- Upgraded HVAC system to handle future room



First Floor: 9' Ceilings unless noted



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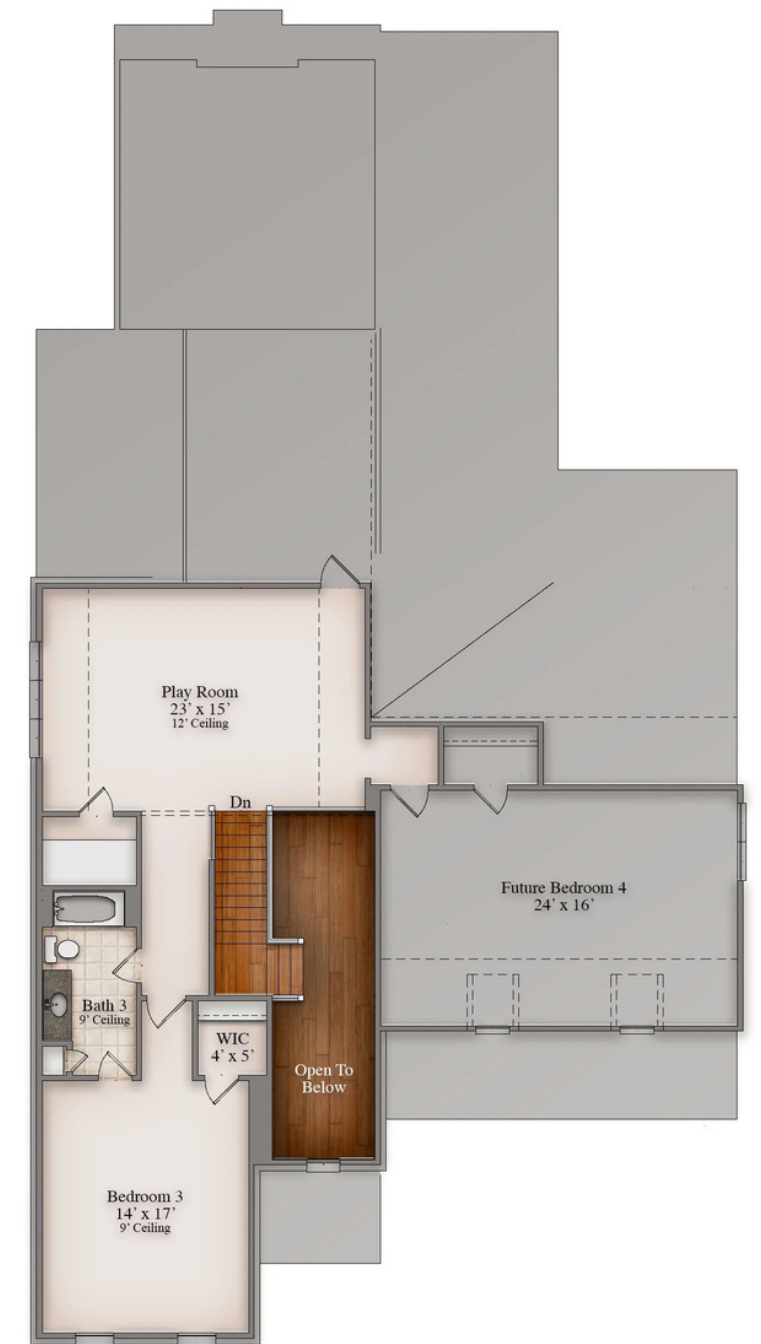
894 CYPRESS VINE COVE
COLLIERVILLE, TN 38017

HEATED SQ. FT. 3620-3820
SQ. FT. UNDER ROOF 4495-4695

3 BEDROOMS
2 BEDROOMS DOWN
3 FULL BATHROOMS
FUTURE 4TH BEDROOM UP
GAME ROOM UPSTAIRS
OVERSIZED GARAGE
LARGE COVERED REAR PORCH

Included:

- JAMES HARDIE® (NO ROT) SIDING WITH A 30 YR. MANUFACTURER LIMITED WARRANTY, EXTERIOR TRIM HAS A 15 YR. LIMITED WARRANTY; PER PLAN. SIDING SEEN FROM THE STREET WITH MITERED CORNERS
- PELLA® WINDOWS ARE LOW-MAINTENANCE VINYL FRAMED WINDOWS = NO MORE PAINTING. LOW-E ADVANCED GLASS & ARGON GAS IN ALL WINDOWS. GBG WINDOWS ON FRONT OF HOME & WINDOWS FACING STREET.
- AMANA® EQUIPMENT USED FOR HVAC, LTD. LIFETIME WARRANTY ON COMPRESSOR AND HEAT EXCHANGE WITH 10 YR. PARTS FOR THE ORIGINAL HOMEOWNER.
- 10 YEAR LIMITED WARRANTY BY QUALITY BUILDERS WARRANTY CORPORATION; BACKED BY LIBERTY MUTUAL®
- PRIMARY BATH HAS FREE STANDING TUB & DROP SHOWER FLOOR (NO CURB TO STEP OVER)
- UPGRADED ELECTRICAL WIRING PACKAGE
- BUILT-INS ON SIDE OF FIREPLACE; BASE CABINETS WITH DOORS & FREE FLOATING SHELVES PAINTED TRIM COLOR
- FAMILY ROOM WITH CEDAR BOX BEAMS & BRICK FIREPLACE WITH CEDAR MANTEL
- CUSTOM BUILT BENCH & HOOKS WITH 18Y PLANKING BEHIND
- WHITE FARM KITCHEN SINK IN KITCHEN WITH APRON FRONT
- CUSTOM BUILD VENT HOOD IN KITCHEN



Second Floor: 8' Ceilings unless noted



