

# HOME SITE

## 211

### FEATURES

#### 893 Cypress Vine Cove

#### Exterior:

- Added 2' to rear covered porch
- Added storage area off of garage
- Receptacle and cable on rear porch
- 1/2" flash coast foam on exterior walls of heated rooms
- Covered porch on rear of home
- Uncovered patio off of rear covered porch
- 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 10 year limited warranty
- Upgraded mortar
- Sealed driveway



# 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:

- Brick fireplace in family room with cedar mantel
- Built-in on side of fireplace; includes base cabinet with doors and cedar floating shelves above
- 1by nickel gap planking behind bench & hooks
- Entry foyer trim work- 1x4 / 1x6 paneling on wall inside inset, from floor to middle of window with horizontal piece lower than 1/4 way up
- Cedar Box beams in Family room
- 4 1/4" crown added to Bedroom 2&3, Baths 2&3, Laundry room, Caterer's kitchen, and hallways
- 8' Doors on the first floor
- Laundry Room- Upgraded to Level 2 Granite countertops
- Base and upper cabinets in laundry room; includes granite top. Also includes adding a cabinet over refrigerator space
- Added second wall paint color
- Add different paint color for bench & hooks
- Upgraded iron railing





## Kitchen:

- White farm sink in kitchen with upgraded faucet to Moen
- Change single oven to double convection ovens
- Upgraded kitchen backsplash
- Custom built vent hoods
- Step out and added arched toe kick at cook top as well as step up kitchen cabinets.
- Upgraded Garbage pullout in kitchen
- Upgraded granite in kitchen
- Upgraded Kitchen countertops to quartz



## Baths

- Primary shower floor is dropped, so there is no curb
- Free floating shelves built in on end of Primary tub wall
- 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 upgraded to level 4 for shower walls & lobby floor with shower floor being 1.25 hex
- Faucets to be upgraded to Gibson in all baths
- Upgraded countertops in all baths to Quartz
- Step out Primary bath vanity center cabinet in the middle and arch toe kick
- Granite countertops in all baths
- Baths #2 and #3 upgraded to Level 3 tile for Tub Wall & bathroom floor
- Arched toe kick at cabinet in Bath #2 & #3

## Flooring:

- Upgraded hardwood to 7 1/2" wide and Level 2
- Wood tread up to 2nd floor
- Laundry room floor upgraded to 9" 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, and Playroom
- Added wiring for 2 sconce lights in Bath #3 and include a can light above vanity
- Added wiring for 4 sconce lights and 3 recessed cans; including credit for wiring for 2 vanity lights
- Added wiring for 2 sconce light in Dining Room
- Wiring for hanging light in Primary bath
- Added future circuit for future room and bathroom
- Future plumbing is stubbed up under floor for furniture
- Upgraded HVAC system to handle future room





First Floor: 9' Ceilings unless noted



*The Cove at Cypress*

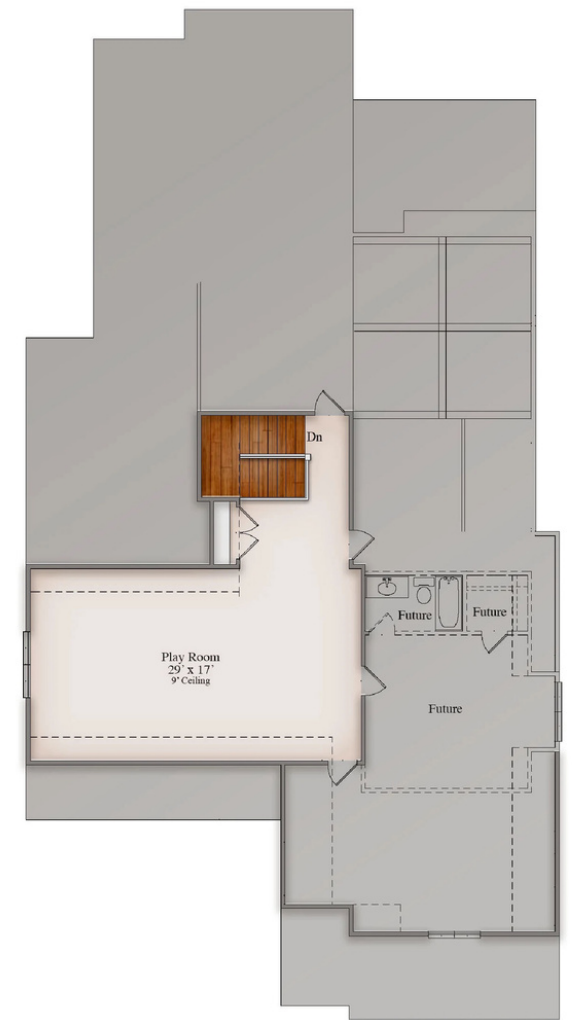
HOME SITE 211  
893 CYPRESS VINE COVE  
COLLIERVILLE, TN 38017

HEATED SQ. FT. 3382-3582  
SQ. FT. UNDER ROOF 4483-4683

3 BEDROOMS, ALL DOWN  
3 FULL BATHROOMS  
FUTURE 4TH BEDROOM UP  
FUTURE 4TH BATHROOM UP  
GAME ROOM UPSTAIRS  
OVERSIZED GARAGE WITH HUGE  
STORAGE ROOM  
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 & FREE FLOATING SHELVES BUILT IN ON END OF TUB WALL
- UPGRADED ELECTRICAL WIRING PACKAGE
- BUILT-INS ON SIDE OF FIREPLACE WITH CEDAR FLOATING SHELVES
- BRICK FIREPLACE IN FAMILY ROOM WITH CEDAR MANTEL
- TRIM WORK THROUGHOUT THE HOME, INCLUDING DINING ROOM & PRIMARY BATH TUB WALL
- WHITE FARM KITCHEN SINK IN KITCHEN WITH APRON FRONT
- CUSTOM BUILT VENT HOOD IN KITCHEN



Second Floor



