

The Cottages at AVALON

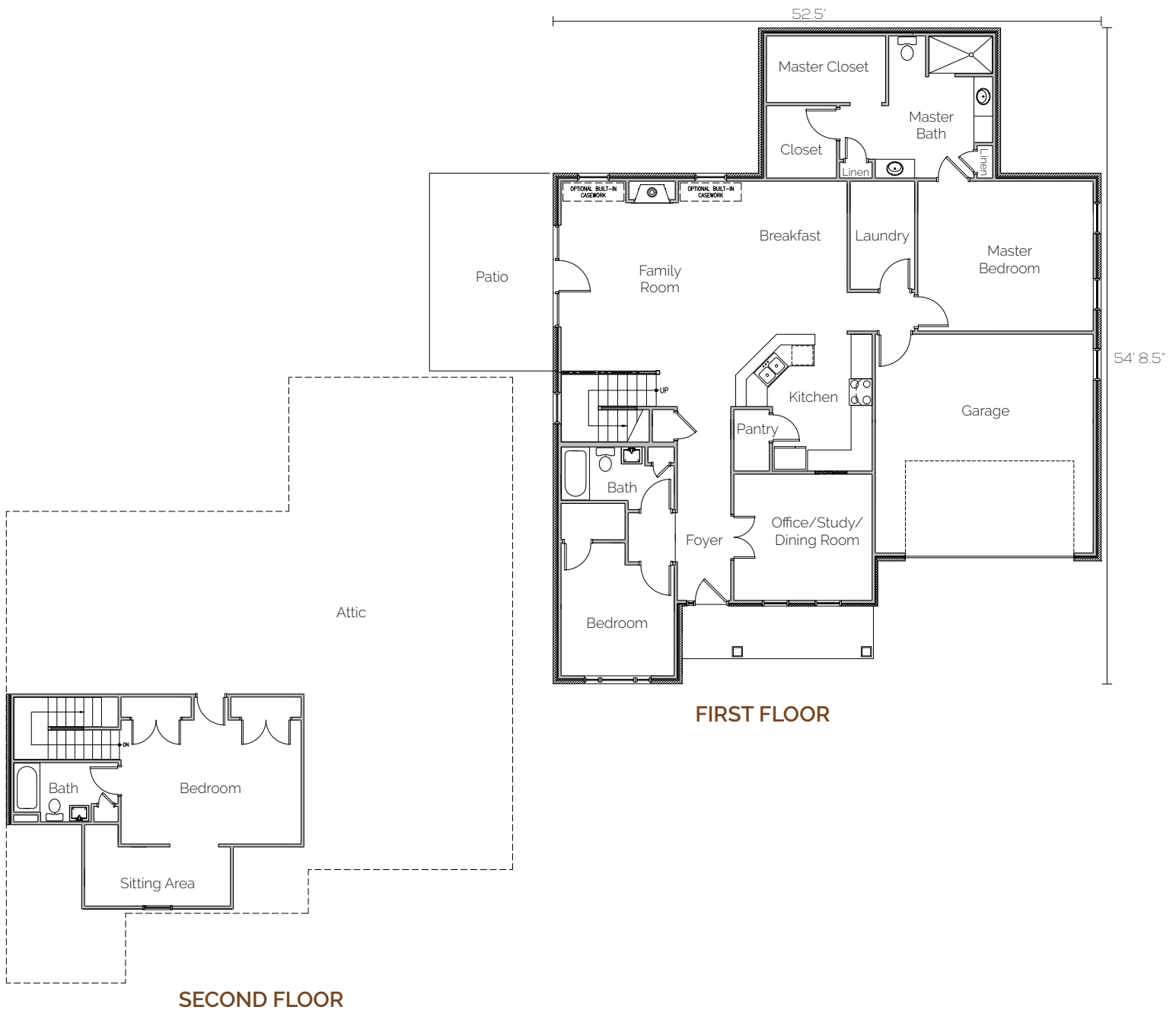


BILLYHOUSTON
REALTY EXECUTIVES *Group*

IN PARTNERSHIP WITH



PEBBLE BEACH FLOOR PLAN



STANDARD FEATURES

Foundation | Walls | Roof

- All exterior walls are brick, stone or cementitious composite siding board
- Fiberglass 30-year manufacturer's warranty architectural shingle roofing
- 4" thick garage floor with 4 mil vapor barrier

Garage | Walks | Patio

- 2-car attached garage with insulated garage doors and automatic door openers
- All interior garage walls drywall and painted
- Concrete driveway, walk porches and steps
- Concrete rear patio
- Optional covered porch

Windows | Doors

- Insulated vinyl single-hung tilt windows with grills between the glass on all windows
- Full screens on all operable windows

Other

- Exterior light fixtures are pre-selected by seller
- 2 electrical GFI receptacles and 2 hose bibs
- Sodded lawn
- Irrigated lawn
- 90% efficient gas furnace

Ceilings | Walls

- 9' ceilings on main level
- 8' ceilings on 2nd level except angled roofs

Paint | Trim

- Crown molding in main living area
- 45/8' baseboard in main living area
- 36" ventless gas fireplace with 6" tile surround and painted mantle
- 2 color paint—walls, ceilings, trim throughout
- All windows fully cased in wood

Flooring

- Pre-finished hardwood floors in entry hall, kitchen, family & dining room
- Ceramic 12x12 tile floors in full baths
- Ceramic 12x12 tile floor in laundry
- All finished rooms not otherwise specified are carpeted

Shelving | Mirrors

- Wood shelving in master closet
- Framed glass mirrors in full baths

Cabinetry | Countertops

- Kitchen cabinets: maple or cherry
- Bath cabinets: maple or cherry
- Granite countertops in kitchen & baths

Appliances

- Range, built-in microwave, dishwasher and garbage disposal

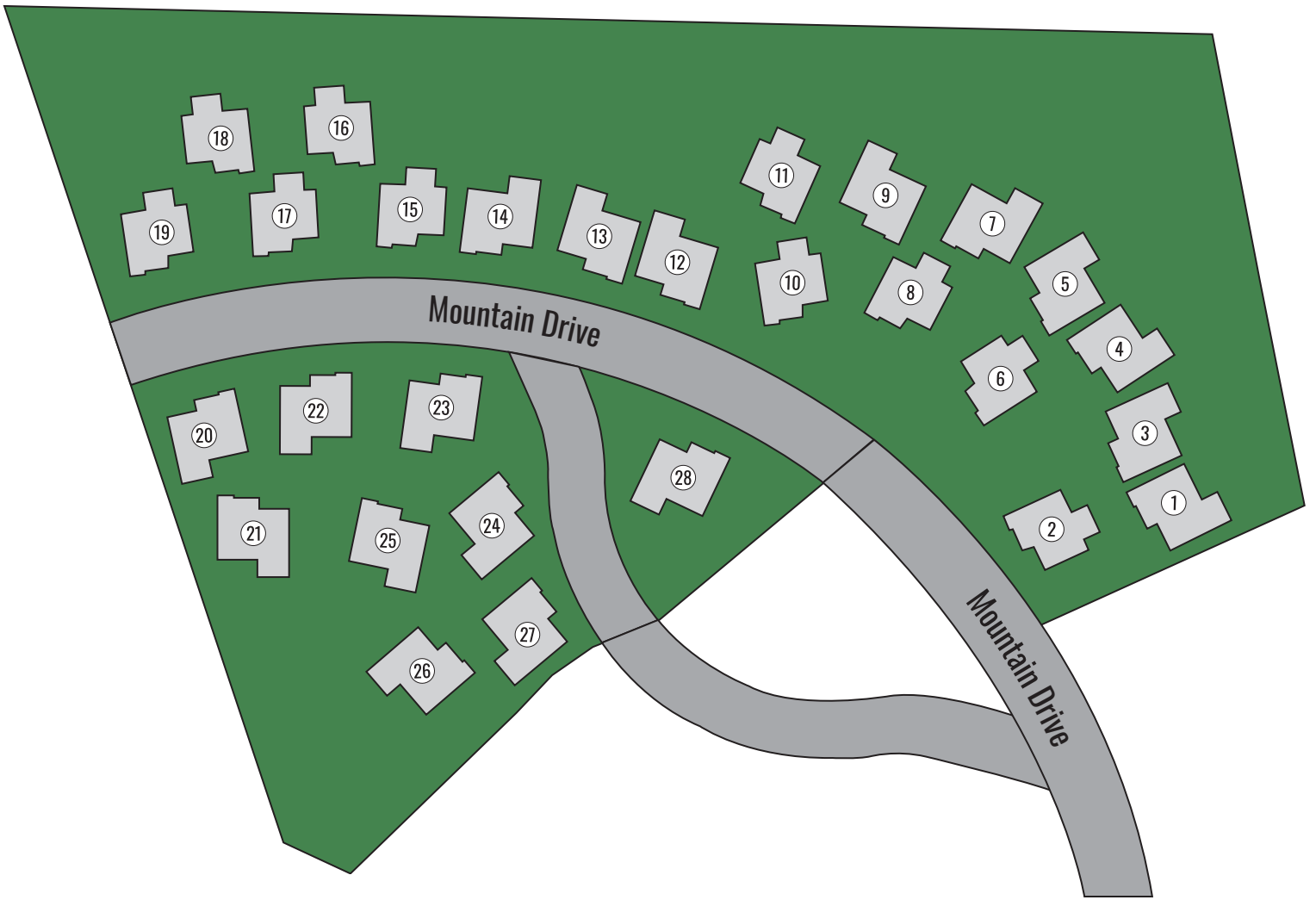
Plumbing | Fixtures | Accessories

- Delta stainless steel double sink in kitchen
- Delta kitchen and bath faucets
- Ceramic tile master shower door
- Fiberglass tub/shower in full baths other than master
- Brushed nickel or oil rubbed bronze bath accessories
- 50-gallon gas water heater/optional tankless accessories
- Washer, electric dryer and ice maker connections

Lighting

- Recessed can lights are provided in certain locations
- All interior fixtures other than can lights are the same as shown in the model or an allowance of \$11 for interior light fixtures and ceiling fans in addition to any standard can light locations

AVAILABLE LOTS



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BILLY HOUSTON, REALTOR®

109 S. NORTHSORE DRIVE, SUITE 201
KNOXVILLE, TN 37919
(865) 577-7653 | BILLYHOUSTONGROUP.COM