

## Cottonwood Features

- New Roof (\$12,00)
- New energy efficient HVAC (\$8,700)
- Olshan Foundation warranty-20+ piers (I have to look the number up) (\$18,000)
- All new double pane, energy efficient,insulated windows, Windstorm certificate on file: (\$7, 100)
- Open kitchen with huge island -seats up to 5 comfortably.
- Kitchen High end backsplash tile counter to ceiling
- PEC waterlines
- Recent hot water heater
- New vinyl plank flooring
- All new appliances including microwave drawer in island
- Designer touches throughout
- All LED lighting
- LED ceiling fans in LR, 3 bedrooms
- All new spacious kitchen 8 ft island with high-end drawer microwave, new applicances
- All new bathrooms: New cabinets, new plumbing, gorgeous new fixtures; primary color changing, lighted vanity mirror with anti-fog built in.
- High end quartz countertops: kitchen, bath, laundry
- Totally new bathrooms-tile, cabinets, faucets, new walk-in shower
- All new door hardware
- Expansive views of nature and lots of natural light from the new family room sliding glass door and large breakfast room window.
- Renovated workshop/man-cave with new concrete flooring, updated lighting, refrigerator
- New, 2 – 4 car carport
- Established, Large, mature trees in front and back
- New large back deck
- New expanded front porch to enjoy peace and quiet
- Front culvert access to parking if desired in the front, or
  - Brand new driveway in back to park under the carport
- Over ½ acre
- Quiet corner lot