

COTTAGE HILL

Welcome to Cottage Hill

Cottage Hill is Arden's newly developed community plotted on 25 acres made up of 26 lots to choose from. Each of the 26 lots varies from .2+ to .75+ acres with six floorplan offerings and all brick exteriors. Conveniently located to Reynolda Village, well-known universities, progressive healthcare facilities, Thruway, Hanes Mall, and 10 minutes from the growing downtown area, Cottage Hill is located in the heart of Winston-Salem. Each floorplan allows for open concept and main level living with additional living spaces, ample storage, and flexibility for all lifestyles.

Cottage Hill Homes Starting in Mid \$400's

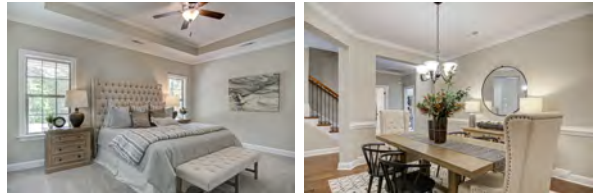
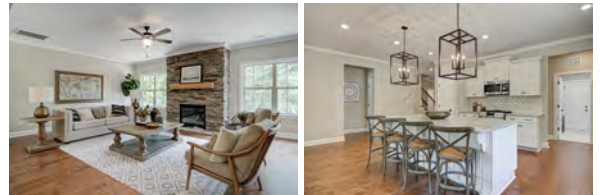
Cottage Hill offers 26 large home sites. Homes range in price from \$450,000 to \$600,000.

Utilities

City of Winston-Salem Revenue Division (Water)

Duke Energy

Piedmont Natural Gas



ARDEN
HOMES SIMPLY BUILT BETTER

Jordan Myrick, Sales Representative

® 336.817.9305

Jordan@ardenhomes.com

Development plans, site plans and renderings are conceptual. All features, specifications and amenities contained herein are illustrative only, and are subject to change at any time.
*Equal Housing Opportunity.



Available Floor Plans



EMERY

1.5 Story • 2,649 Sq. Ft.

3 Bedrooms | 2.5 Bathrooms

Bonus room, Patio/Deck

Floor Plan & Elevation Options



SHERWOOD

1.5 Story • 2,345 Sq. Ft.

3 Bedrooms | 2 Bathrooms

Main Level Master, 2nd Story Bonus

Floor Plan & Elevation Options



LEDFORD II

2 Story • 2,495 Sq. Ft.

4 Bedrooms | 2.5 Bathrooms

Main Level Master, 2nd Story Loft

Floor Plan & Elevation Options



BIRCH HAVEN

2 Story • 2,578 Sq. Ft.

3 Bedrooms | 3 Bathrooms

Loft, Covered Porch, Storage

Floor Plan & Elevation Options

Available Floor Plans



AYDEN

2 Story • 2,831 Sq. Ft.

4 Bedrooms | 3 Bathrooms

Main Level Master, Study

Floor Plan & Elevation Options



BROOKDALE

2 Story • 2,747 Sq. Ft.

4 Bedrooms | 3 Bathrooms

Main Level Master, Covered Porch,

Loft

Floor Plan & Elevation Options

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Cottage Hill – Standard Selections

Exterior Finishes

- ❖ **Garage Door** – Amarr® – Hillcrest 1000 w/ Blue Ridge Hardware
- ❖ **Foundation** – Brick Raised Slab – *Heritage Bridge, Oak Crest, Roller Mill = Crawl Space
- ❖ **Deck** – Raised Patio
- ❖ **Roofing** – GAF Timberline® – 30 Year – Architectural
- ❖ **Windows** – Ply Gem 1500® – Single Hung Vinyl – Low E, Argon Filled (white, clay, or beige)
- ❖ **Front Door** – Mahogany - 4LT or 6LT
- ❖ **Stone Veneer** – Centurion Stone® – Choice of Style/Color (Per Plan)
- ❖ **Veneer Material** – Pine Hall Brick
- ❖ **Board & Batten** – Vinyl (Per Plan)
- ❖ **Shakes** – Vinyl – (Per Plan)
- ❖ **Shutters** – Vinyl
- ❖ **Porch Ceilings** – D5 Vinyl
- ❖ **Soffits** – D5 Vinyl

Plumbing

- ❖ **Lavatory Fixtures** – Moen® – Eva or Brantford – Chrome
- ❖ **Kitchen Sink Fixture** – Moen® – Brantford 7581C – Chrome
- ❖ **Tub/Shower Fixture** – Moen® – Eva or Brantford – Chrome
- ❖ **Garden Tub Fixture** – Moen® – Eva or Brantford – Chrome
- ❖ **Water Heater** – 50 Gallon Gas Direct Vent (*Some Plans may call for Electric)
- ❖ **Pedestal Sink** (Per Plan) – Gerber® – Logan Square (22-555)
- ❖ **Water Closets** – Mansfield® – Elongated Standard Height – White
- ❖ **Water Lines** – Pex Water Lines
- ❖ **Kitchen Sink** – 18 Gauge Stainless Steel w/ Choice of: 50/50 Two Bowl or 60/40 Two Bowl
- ❖ **Master Bathroom Shower** – LVL 1 Ceramic Tile Floors & Walls w/Niche (Shower Size Per Plan)
- ❖ **Guest Bath Tub/Shower** – 1 Piece Fiberglass



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Heating & Air Conditioning

- ❖ **Gas Furnace** – Trane® 80% Gas (Heat Pumps Upstairs in Applicable Plans)
- ❖ **Air Conditioning Unit** – Trane® XR16
- ❖ **Thermostat** – Honeywell® Digital
- ❖ **Ductwork** – Sealed & Tested for Leaks

Electrical/Lighting

- ❖ **Interior Light Fixtures** – Progress Lighting® Fixture Package – Replay
- ❖ **Exterior Light Fixtures** – Progress Lighting® – Westport
- ❖ **Kitchen Island Pendants** – (2) Per Selected Package
- ❖ **Switch & Outlet Covers** – Standard – White – No Dimmers
- ❖ **Cable Outlets** – 2 in Great Room, 1 Per Guest Bedrooms, 2 in Master Bedroom, and 1 in Loft
- ❖ **Ceiling Fans** – Great Room, Master Bedroom, Loft
- ❖ **Ceiling Fan Prewires** – Bedrooms
- ❖ **Flood Lights** – (2) Buyer Selects Location
- ❖ **Can Lights** – Kitchen Ceiling, Over Tubs/Showers as Necessary
- ❖ **Wall Conduit** – Installed over Fireplace to Run AV Cables in Wall

Interior Finishes

- ❖ **Interior Doors** – Hollow Core w/Choice of Door Style
- ❖ **Interior Door Hardware** – Better Home Products® – Noe Valley – Brushed Nickel
- ❖ **Front Door Handle Set** – Better Home Products® – Van Ness – Brushed Nickel
- ❖ **Cabinets** (Kitchen & Baths) – Level 1 - Stain Finish
- ❖ **Cabinet Hardware** - Any Selection
- ❖ **Granite Kitchen Countertops** – Granite – Level 1
- ❖ **Vanity Bathroom Tops** – Granite – Level 1 w/Undermount White Porcelain Sink Bowls
- ❖ **Shower Doors** – Full Frame – Brushed Nickel or Chrome – Clear Glass
- ❖ **Bath Accessories** – Better Home Products® – Miraloma Park – Brushed Nickel or Chrome
- ❖ **Fireplace Mantle** – Richland
- ❖ **Fireplace Surround** – Slate
- ❖ **Gas Log Set** – Heatilator Caliber 36
- ❖ **Ceiling Paint** – Sherwin Williams® – Bright Ceiling White Flat
- ❖ **Wall Paint** – Sherwin Williams® – Flat w/Choice of Arden Approved Color
- ❖ **Trim Paint** – Sherwin Williams® – White Semi-Gloss



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- ❖ **Closet Shelving** – Ventilated White Wire
- ❖ **Kitchen Backsplash** – Subway Tile
- ❖ **Baseboard** – 5 1/4" Speed Base
- ❖ **Door Casing** – 3 1/4" SM445
- ❖ **Window Trim** – Stool on Bottom, Drywall Returns w/Casing
- ❖ **Crown Molding** – 1 Piece – 3 5/8" #49 – Downstairs and in Master Bedroom

Floor Coverings

- ❖ **Engineered Hardwood** (Foyer, Kitchen, Dining, Breakfast, Great Room, Powder, Stairs) – Mohawk – Level 1
- ❖ **Ceramic Tile** (Baths, Laundry, & Mud Room) – Daltile – Level 1
- ❖ **Carpet** (Bedrooms, Loft, Study) – Mohawk – Welcomed Reward® – Level 1
- ❖ **Carpet Pad** – 5.5 lb. – Up 1

Appliances

- ❖ **Dishwasher** – Frigidaire – Gallery – FFGID2466QF
- ❖ **Disposal** – Badger 1/3 HP
- ❖ **Microwave** – Frigidaire – Gallery – FFGMV176NTF
- ❖ **Slide In Gas Range** – Frigidaire – Gallery – FFGGH3047VF

“Behind The Walls”

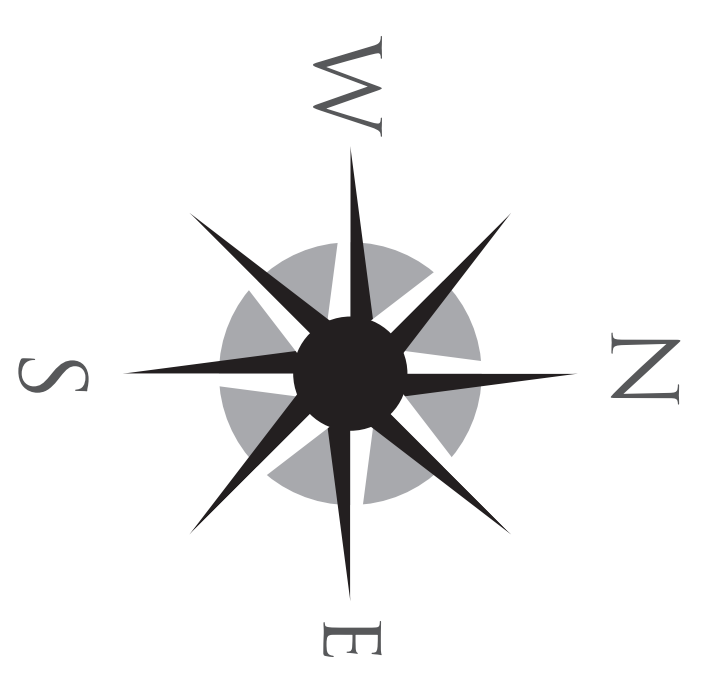
- ❖ **Wall Framing** – Primary 2x4 Walls – 2x6 Where Specified on Plans – 16" on Center
- ❖ **Floor Joists** – Engineered Wood I-Joists
- ❖ **Insulation** – Batt Insulation in Walls, Blown Fiber Glass in Ceilings, Caulked Studs & Electrical Boxes
- ❖ **Roof Trusses** – Engineered Pre-Fabricated Wood Trusses
- ❖ **Dry Wall** – 1/2" on Walls and Ceilings, 5/8" Fire Rated on Garage Ceilings, 1/2" Mold Resistant around Tubs in Bathrooms

9-14-2021





- Available Homesite
- Inventory Home
- Model
- Sold
- Under Contract/Reserved



In the continuing effort to improve our homes, builder reserves the right to modify the interior and exterior design, specifications, locations, sizes, design features and prices of the homes. Modifications may vary by home and are subject to change without notice. All dimensions and square footages are approximate and can vary in production. No representations of any type are made by this floor plan. Colors shown are approximate representations of actual materials and are not intended to be an exact color match. Please consult our sales representative for details.