

Waddell Homes

Lot 4 - THE COTTONWOOD- \$258,900 – Including Options

All Brick Ranch.

All Rooms Down Except for finished Bonus Up. Master Bedroom, Bedroom 2, Bedroom 3/Study, 2 1/2 Baths, Dining Room, Great Room, Kitchen and Breakfast Room and Laundry Room, 2 Car Garage and Covered Patio - Sod and Irrigation in Front Yard



RIVERWOOD



Features and Facts – Standard Plan

- ❖ *Hardwood –Foyer, Dining Room, Kitchen, Breakfast Room, Powder Room, and Halls*
- ❖ *Ceilings Heights are 9' throughout first floor*
- ❖ *Quality® 36" Seacrest Birch Kitchen Cabinets with European Faucet and Vanities with Cultured Marble Tops. Kitchen Tops in Granite.*
- ❖ *All bedrooms are on First Level.*
- ❖ *Unfinished Stairs & 2nd floor Bonus Room.*
- ❖ *Dexter by Schlage® interior and exterior door locks w/handle set at front entry*
- ❖ *Finished 2 car garage with raised panel garage doors and ½ hp opener with 2 remotes*
- ❖ *Ceramic Tile floors in all baths, & the Laundry*
- ❖ *Ceiling fan wiring in All Bedrooms Great Room & Covered Patio*
- ❖ *Structured Wiring System for Phones and Cable – Home Specialties System*
- ❖ *Master Bath Featuring a Walk-in Closet, Two Vanity sinks, Acrylic Soaking Tub, Shower, & Ceramic Tile Floors*

- ❖ *Carrier® Gas Heating and Air System; 13 Seer efficiency.*
 - ❖ *Majestic® Direct Vent gas fireplace with marble surround*
 - ❖ *Kenmore® Appliance Package*
 - ❖ *Insulated Decorative Steel Front Door with Transom above*
 - ❖ *Silverline by Andersen® Vinyl, Single Hung, Low E, Tilt Out Windows With Screens*
 - ❖ *Vinyl/Aluminum trim and soffit system*
 - ❖ *Standard Landscape Package-Sod and Irrigation in Front yard*
 - ❖ *1 Piece Crown and Chair Rail in Dining Room*
 - ❖ *1 Piece Crown on Outer Master Bedroom Walls and decorative Clover Molding on Master ceiling.*
 - ❖ *1 Piece Crown in Foyer, Great Room, Breakfast Room and Kitchen*
 - ❖ *3 ¼ inch casing and min. 5¼ inch base*
 - ❖ *Aluminum Fence – Rear Yard*
- See Attached Options Sheet

www.waddellhomes.com

WADDELL HOMES

2243 A Ebenezer Road Rock Hill, SC
(803) 985-4160(Office) or 803-242-4295 (Cell)

**All prices subject to change without notice*

Approximate SF:

Heated Area	2425	Covered Patio	237
Garage Area	440	Expanded Patio	
Front Porch	54	2/5/10	

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