

2754
Live Oak
Lane

Our Mulberry Cottage

from the Cottage Row Collection



This cottage design features a first floor master bedroom, with three additional bedrooms and a shared bath on the second floor. The downstairs is completed with a cozy family room and kitchen area, formal dining room and an office. Outside, the plan shows of a beautiful front porch with Arts and Craft style and a stone entrance wall. Two car detached garage off the alley and landscaping included.

*All prices include homesite, and are subject to change without notice.
Inquire About SouthCoast Construction's Other Oak Park Homesites.*

Contact the GrayCo Realty Sales Staff at (804) 323-4080.



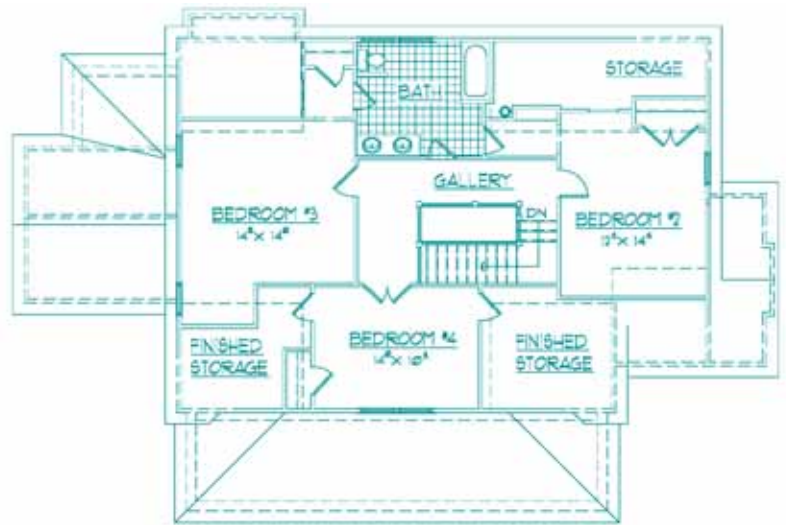


FIRST FLOOR PLAN

Features

- Approximately 2,800 square feet
- 4 Bedrooms with master suite on the first floor
- 2 1/2 baths
- Spacious front porch
- Family room with gas fireplace
- Kitchen with maple cabinets, granite countertops and stainless steel appliances
- Formal dining room
- Home office/living room
- Prewired for security system and central vac system
- Hardiplank siding
- Detached 2-car garage
- Professionally landscaped yard with sod and irrigation

This home and landscape have received architectural approval from the Review Board.



SECOND FLOOR PLAN

SouthCoast

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Specification Highlights and Features by SouthCoast Construction

Foundation

- Foundation walls of block and stone on oversized reinforced concrete footings

Framing

- 2" x 4" exterior walls, with floor and roof members, per plan
- 3/4" tongue and groove Advantech subflooring

Siding and Trim

- Hardishake siding, primed and painted, per plan
- Hardiplank and fir trim materials throughout, primed and painted

Windows

- Norco windows with metal clad exteriors and wood sashes on the interior, with simulated divided lites
- Double-hung and casements, per plan, with screens

Shutters

- Operable wood shutters, primed and painted, with authentic hardware

Front Porch

- Fiberglass columns on top of stone base with stained fir bead board ceiling
- Metal railing
- IPE wood porch flooring

Roof

- Landmark 30 Year Warranty Shingles

Exterior Doors

- Custom fir front entry door, painted or stained
- Fiberglass patio doors, painted
- Emtek front entrance hardware
- Schlage hardware on all other exterior doors

Chimney

- Stone, per plan, with decorative cap

Exterior Lighting

- Lamppost at front sidewalk
- Lighting at all entries
- Exterior GFI receptacles on three sides
- Flood lights on the rear of the home

Hose Bibbs

- Three frost-proof water spigots

Garage

- 24' x 24' free standing two car garage, finished to match the house, per plan, with two 8' wide carriage house doors from the Clopay's "Coachman Collection"
- Automatic garage door openers included
- Interior of garage unfinished

Ceiling Heights

- Nine foot ceilings on the first and second floor

Paint

- Benjamin Moore or Sherwin Williams latex wall and trim paint throughout the interior and exterior

Interior Trim

- 6" base board with base cap, painted
- Custom window and door trim by SouthCoast Construction

Interior Doors

- Solid core, standard height doors throughout the home
- Two panel design, painted
- Pocket doors, per plan
- Rubbed bronze hardware

Flooring

- White oak hardwood flooring throughout the first floor and second floor hallway
- Oak stair treads to second and third floor (if any), painted risers
- All baths and laundry room feature ceramic tile
- Bedrooms on second are carpeted with upgrade carpet and padding

Cabinetry

- Custom kitchen design with maple cabinets
- Bathrooms and laundry may be finished in a different style cabinet from the kitchen

Countertops

- Granite kitchen countertop and cultured marble vanity tops in the baths

Appliances

- Stainless Steel GE Profile Appliances

Plumbing Fixtu

- Ceramic tile shower/tub surrounds in all baths
- Custom glass shower door in master suite
- All bath fixtures are Delta Victorian Series
- Kitchen sink fixture is Delta Saxony.
- Kohler sinks and toilets in all baths

Closets

- Wood shelves with heavy duty wooden clothes rods

Interior Lighting

- All interior wall and ceiling fixtures through Ferguson Enterprises
- Recessed cans through out
- All bedrooms and family room have ceiling fans

Fireplace

- Masonry fireplace, with gas logs
- Stone, per plan
- Custom mantle by SouthCoast

HVAC

- Gas forced hot air system on first floor, with central air
- Heat pump on second floor
- Two zones

Wiring Featur

- Bundled electric and cable wiring system
- Prewired for central vac and security

Patio

- Brushed concrete patio off family room, per plan

Landscaping

- Custom designed landscaping package by SouthCoast to compliment the home
- Entire yard design includes: sod, irrigation, shrubs and trees