



## CRAIGMORE COTTAGE

720 Dogwood Ln

Features:

4 Beds 3 1/2 Baths 2 car garage

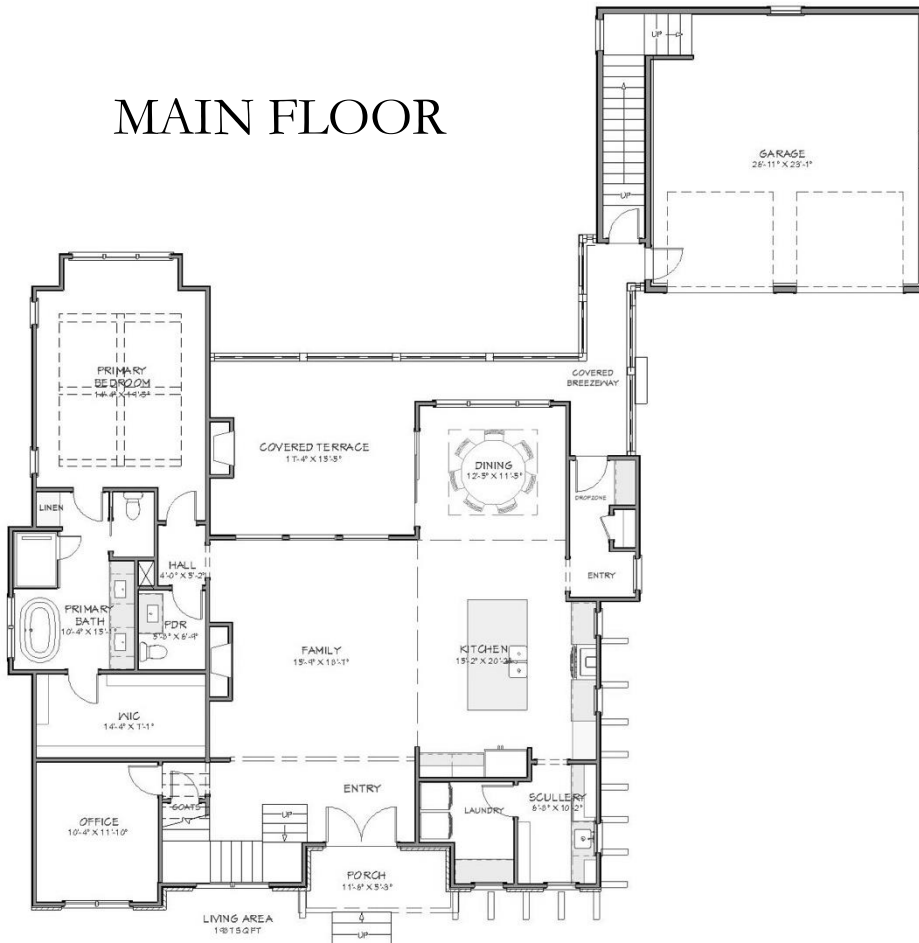
Heated Square Footage 3101

Unfinished future studio 530

\$1,989,800 inc. lot

This is an artist interpretation of final home. Please confirm all specifications and accuracy before contracting on this home.

MAIN FLOOR



E.S. Johnson Builders is proud to offer this home. This brochure is an artist's interpretation of the plan, some specifications and details might change. Please contact an E.S. Johnson representative for any possible changes.  
2/25/2025



UPPER FLOOR

## Exterior:

- Modern English Arts & Craft Style with combination of painted brick, lap siding and Board n Batten
- Lush landscaping, sod, and irrigation
- Bluestone or brick paver surfaced porches
- Covered breezeway, covered rear terrace with gas log fireplace
- Concrete driveway
- Cedar rafter tails at extended overhangs
- Mahogany custom built front door
- Rear terrace with brick pavers
- 2 Gas lanterns on front of home
- Bronze round downspouts
- Bronze metal front porch roof
- Hi Definition architectural shingles

## Interior:

- Fireplace – beautiful fireplace with gas logs w/ Stone/Brick Surround and custom designed mantle
- Classic moldings featuring tall baseboards, cove crown, casing with backband
- Staircase – white oak railing and treads with wrought iron balusters. Panels on walls
- Rear entry – ship lap walls
- Boxed and vaulted Primary Br tray ceiling with beams and v-groove ceiling

## Kitchen:

- Generous cabinet and c-top allowances
- Full overlay flat panel painted cabinets with quarter sawn and rift oak island
- Cabinets to the ceiling
- Commercial Grade Appliances with 48” Commercial dual fuel range
- Wine fridge
- Convection microwave

## Windows and Ext Doors:

- Pella Lifestyle casement wood aluminum clad windows per plan with GBG muntins
- 8’ tall floor up window scaping in Dining, Pella Contemporary Lifestyle Series exterior doors with 3 pt locking mechanism and Baldwin hardware.

## Mechanicals:

- 2 – high performance tankless gas water heaters
- Trane AC and Furnace units - gas
- Delta – Trinsic – throughout, Primary, powder and kitchen in Champagne Bronze, chrome other
- 400-amp electrical service
- Generous lighting allowance – ask for details
- Soundproof insulation between floors, walls of baths and laundry

## Secondary Baths:

- Quartz countertops
- Flat panel painted cabinets
- Chrome Delta Trinsic plumbing fixtures
- Porcelain Tile

## Floorings:

- 7” European white oak – engineered in Kitchen, Dining, Scullery, PDR, Pantry, Entries, Hallways, Primary BR, Family Rm, Office
- Custom Designed porcelain tile/marble materials in all baths, kitchen backsplash
- Secondary Bedrooms/Closets – high performance carpet

## Other:

- All western Studs and SPF framing
- Queit floor I-joists (2<sup>nd</sup> level)
- Advantech Subfloor
- Financing by Buyer
- Teardown of existing structure included