

# The Alcott with Loft

Mallard's Landing - Home Site #410

## Master Down, Upgraded Elevation and 2-Car Attached Garage (2494 sq. ft)

# \$309,900

Price and Options are Subject to Change Without Notification

### Features:

#### Exterior

Architectural Shingle  
Landscaping Package  
Driveway

#### Basement

12-Course Basement  
Upgrade 2 Windows to 3-Block

#### Foyer/Entry Hall

Leaded Glass Entry Door  
Hardwood Flooring  
Closet

#### Staircase

Oak Treads and Painted White Risers

#### Dining Room

Hardwood Flooring  
Crown Moulding

#### Kitchen & Eating Area

Standard Kitchen Layout  
- Heritage Maple  
Additional Cabinets  
36" Tall Upper Cabinets  
Knobs on Cabinets  
Solid Surface Countertops - Cambria  
Gourmet Plumbing Package  
Deluxe Appliance Package  
- Whirlpool Gold SS  
Gas Stove  
Hardwood Flooring

#### Family Room

Hardwood Flooring  
Gas Fireplace w/Blower  
TV Nook above Fireplace

#### Office/Study

Carpet C-S

#### Mudroom

Hardwood flooring  
Built-in Locker System  
- Open Below w/ Hooks

#### Laundry

Ceramic Tile Flooring T-1

#### Powder Room

Hardwood Flooring  
Cambria Countertop  
Upgraded Plumbing Package  
- Eva Brushed Nickel



**\*FLOOR PLAN ON BACK\***

#### Master Bedroom and Bath

Carpet C-S @ Bedroom  
Ceramic Tile Flooring T-1 @ Bath  
Upgraded Vanity - Heritage Maple  
Knobs on Cabinets - Brushed Nickel  
Double Sink  
Cambria Countertop w/ 2 Undermount Sinks  
Upgraded Plumbing Package - Eva Brushed Nickel  
Shower Mudbase w/ Tile T-1, Bench & Glass Door  
Brushed Nickel Shower Glass Door Trim  
Framed Mirrors to Match Vanity

#### 2nd Floor Loft

Hardwood Flooring

#### Loft Bath

Ceramic Tile Flooring T-1  
One Piece Shower/Tub Unit

#### Bedroom # 2 & 3 - UP

Carpet C-S

#### Electric Options

3 Pendant Light (1 @ sink Standard)  
6 Recessed Cans  
3 Overhead Lights  
2 Fan/Lights Install (Family Room & Master Bed)



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#### Trim Options

Satin Nickel Door Knobs  
Colonial Interior Trim

#### Misc. Options

Central Air Conditioning  
9 Ft. Ceilings @ 1st Floor  
Upgrade to 50 Gallon Hot Water Tank  
Specialty Handset w/Deadbolt @ Entry Door  
Deadbolt @ Rear Patio Door