



Fernlea Key Features

- ♦ Open floor plan
- ♦ Kitchen island with seating
- ♦ Walk in closets in all bedrooms
- ♦ Dual sinks in owner's bath
- ♦ Loft/bonus room
- ♦ Luxury vinyl plank flooring
- ♦ Open cell spray foam insulation

The Cottage Collection



1,945 sq. ft. 4 Bedrooms 2.5 Baths

**See website for additional second floor options.*



First Floor



Second Floor

Discover the Konter Difference

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Cottage Collection Luxury Features and Options

Luxury Standard Features

Exterior Construction Features:

- Maintenance Free exteriors of Vinyl siding and soffit
- 10'x10' Concrete patio, driveway and walkways
- 2 exterior hose bibs
- Termite Soil Treatment Guarantee with bond
- All framing members 16" on center
- Hand built 2x6 O.C. roof framing (no truss roof)
- Insulated steel exterior doors
- Rain diverters above all exterior entrances
- Metal garage doors

Energy Efficiency Features:

- Open cell spray Foam insulation under roof deck
- R-13 fiberglass insulation in all exterior walls
- Programmable thermostat
- Energy Star rated Low E Insulated glass tilt sash windows
- Insulated exterior doors
-  High Efficiency heat pumps and HVAC units with Puron
- R-8 insulated high efficiency duct work with fresh air intake
- Air infiltration fighting house wrap
- Vented exhaust fans in all bathrooms
- Quick recovery 50-gallon water heater

Interior Features:

- Luxury Vinyl Plank in main common areas
-  stain resistant carpet
- Vinyl flooring bathrooms
- 6'8" tall Masonite interior doors
- Designer wall paint colors with contrasting semi-gloss trim paint
- 2 piece crown molding, chair railing and wainscoting in Dining Room
- 9' ceiling on ground floor of 2 story homes
- Full size fully finished Double Car Garage
- Scuttle Attic
- Smoke and Carbon Monoxide detectors
- Satin Nickel, Oil Rubbed Bronze, or Black door hardware
-  Echo cabinets
- Designer laminate counter tops

Bathroom Features:

- Double sinks in Owner's bath
-  **MOEN** Chrome Faucets and bath accessories
- Maintenance free fiberglass shower in owner's bath
- Pedestal sink in Powder room
- Laminate counter tops
- Low flow elongated bowl toilets
- 42" high mirrors over bath vanities

Plumbing Features:

-  Black Smooth top electric range and microwave
-  Energy Star dishwasher and disposer
- Recessed ice maker connection

Landscaping Features:

- Sodded yard
- 18 plants in front of home, Street Tree, Pine Straw Beds

Electrical Features:

- Ceiling fans in Great Room, Bonus Room, and Owner's Suite
- 150 or 200 amp electrical service panel
- Prewire for cable TV or CAT 5 high speed internet - 1 per room
- 2 exterior weatherproof GFCI electrical receptacles
- Prewire for electric garage door opener

Customer Care and Warranty:

-  Home Buyer's Warranty
- 2 hours of professional design time
- Design consultation in Konter Homes Design Center
- Pre-construction orientation
- Post-construction demonstration
- Personalized customer care service on demand
- Builder warranty meeting

Optional Features

Exterior Options:

- Irrigation package - 3 zone
- Security lights
- Additional concrete

Interior Options:

-  **daltille** Ceramic tile flooring
- Floor receptacle
- Electric garage door opener
- Additional ceiling fans

Bathroom Options:

- Luxury Owner's shower and separate garden tub
- Owner's bath granite vanity tops

Kitchen Options:

- Granite counter tops
- Ceramic tile/Subway Tile backsplash
-  Stainless Steel appliances
- 36" tall cabinets with crown molding
- Pendant lighting



Gold and Platinum Standards

Included Platinum Standards in the Legacy Collection



- Coffered Ceiling with Wainscoting in Dining Room
- Handscraped Wood Laminate Flooring (first floor common areas)
- Stainless Steel Appliances
- Granite Countertops (kitchen and all bathrooms)
- Owner's Bath Garden Tub and Separate Shower
- Ceramic Tile (owner's bath floor)
- Ceramic Tile Backsplash (kitchen and owner's garden tub)
- Kemper 42" Upper Cabinets with Crown
- Pendant Lighting over the Kitchen Island
- Upgraded Plumbing Fixtures (Brushed Nickel or Oil Rubbed Bronze)
- Covered Rear Patio
- Brick front accent
- 3 Zone Irrigation System
- Garage Door Openers

Included Gold Standards in the Cottage Collection



- Stainless Steel Appliances
- Granite Countertops in Kitchen and all Bathrooms
- Kemper 36" Upper Cabinets with Crown
- 3 Zone Irrigation System
- Pendant Lighting over the Kitchen Island
- Faux Wood Blinds on all windows

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