














# Miller Park

## Included Home Features with **LIVING iQ**

-  **HERS** energy performance
-  Low-E single hung windows that exceed **ENERGY STAR**® requirements
-  **Knauf EcoBatt**® thermo & acoustical insulation
-  **Energy saving** LED comfort lighting
-  Pre-wired for stage two **EV charging station**
-  **TYPAR**® high performance moisture and mold resistant house wrap
-  **Solarbord**® radiant attic cooling roof sheathing
-  **Sherwin Williams**® low-VOC paints
-  **Lennox**®15 SEER dual zone gas heating & cooling with Wi-Fi digital thermostats
-  **MERV 8** air filtration system
-  **Rheem**® **Pro** quick recovery 50g electric water heater
-  **Overhead Door**® garage door with remote automatic opener
-  **2-10 Home Buyers Warranty**® 2 years Ltd. mechanical & 10 years Ltd. structural, insured!

### Inside the Home

9' smooth ceilings on main living floor  
4 ¼" floor base & crown molding foyer trim, per plan  
**Shaw**® **OptiClean**™ resilient flooring in foyer entry, per plan  
**Shaw**® **R2X**™ premium stain & soil resistance carpet with 6lb. pad, per plan  
**Sherwin Williams**® flat wall paint and semi-gloss trim  
Super-slide ventilated wire closet shelving system  
CAT5 data pre-wired in living room & bonus room  
200-amp electric service & technology panel  
Smoke detectors with battery back-ups  
Designer brushed nickel interior door hardware  
Insulated pull-down attic storage stairs, per plan  
LED Disc lights in hallways and bedrooms  
Elegant heavy-duty deadbolt entry handle set  
**Therma Tru** - ® insulated entry door  
Primed finished garage interior  
Automatic garage door opener with (2) remotes

### Outside the Home

**GAF**® 25-Year roof shingle and ridge ventilation  
Single hung vinyl bottom tilt-out windows  
Front porch and rear patio, per plan  
Seamless gutters and downspouts  
(2) exterior GFCI outlets & (2) hose faucets  
Engineered concrete foundation  
Fully landscaped and auto-irrigated yard  
Privacy fence between attached homes, per plan  
Exterior LED security lighting  
16" on center wall framing with precision engineered roof and floor truss systems

### Kitchen, Baths & Laundry

Flush LED Disc lights in kitchen  
**GE**® stainless steel gas range, 3-cycle front control dishwasher and 1,000-watt microwave  
Recessed icemaker water line connection  
**Marsh**® **Elements** 42" kitchen cabinets with soft-close doors  
Granite kitchen countertops with full basin stainless steel undermount sink  
Single lever chrome pull-out kitchen faucet  
**Moen**® 1/3 hp switch operated sink disposal  
Executive height bath vanities with white Quartz tops  
White undermount sinks, single lever chrome faucets & large flat mirrors  
Half-bath with pedestal sink and flat mirror  
**Shaw**® **OptiClean**™ resilient flooring in kitchen, baths & laundry  
Electric dryer connections  
Decorative **Acrylx**® 60" full walk-in shower in Owner's bath w/ chrome curtain rod, per plan  
Decorative **Acrylx**® 60" tub/shower combo in guest bath w/ chrome curtain rod  
Elongated toilets and water saving fixtures

### The Community & Builder

Cothran Homes builder quality from the very start  
Professionally managed Homeowner's association with value protective covenants  
Guided pre-settlement demonstration with our field experts  
1-year express workmanship and 2-year component assembly ltd. warranties with 10-year structural insurance  
11<sup>th</sup> month expansion courtesy touch-up  
Community recreational amenities  
Dedicated toll-free warranty request number

These are some of the included home features of Miller Park and are subject to availability and substitution at the Seller's sole discretion. For a complete list, including options and enhancements, contact your new home sales specialist for this community. As of 8/2025

**CothranHomes.com 864.263.1464**



**COTHRAN HOMES**

Cothran Homes is continually improving our products and reserves the right to change floor plans, features, specifications and price without notice. Please confirm with your sales representative.