



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



1,824 sq. ft.

3 Bedrooms

2.5 Baths

**See website for additional second floor options.*



Discover the Konter Difference

www.konterhomes.com

22 Commerce Pl, Savannah GA 31406 / 912-354-9314 / www.konterhomes.com



Konter Quality Homes reserves the right to make modifications to floor plans, materials, and specifications without notice. Illustrations are artist's renderings only. Dimensions are approximate. These plans are property of Konter Homes Inc, 2002. They are protected by the copyright laws of the United States and any reproduction of these plans is a violation of US copyright laws.



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

Suzanne Ward, Area Sales Manager
suzanne@konterhomes.com
912-655-7366

Michelle Adams, New Home Specialist
michelle@konterhomes.com
912-323-0646

Harmony Thompson, New Home Specialist
harmony@konterhomes.com
912-424-8483