

BELLA GROVE  
HOLLINGSWORTH PARK  
—VERDAE—



## Acorn Cottage

### Elevation A

An Original Home Plan By Cottage Group, A Division of Dillard-Jones Builders

#### Home Details

3 Bedrooms, 2.5 Baths, Approximately +/- 2927 SF

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### Elevation B

An Original Home Plan By Cottage Group, A Division of Dillard-Jones Builders

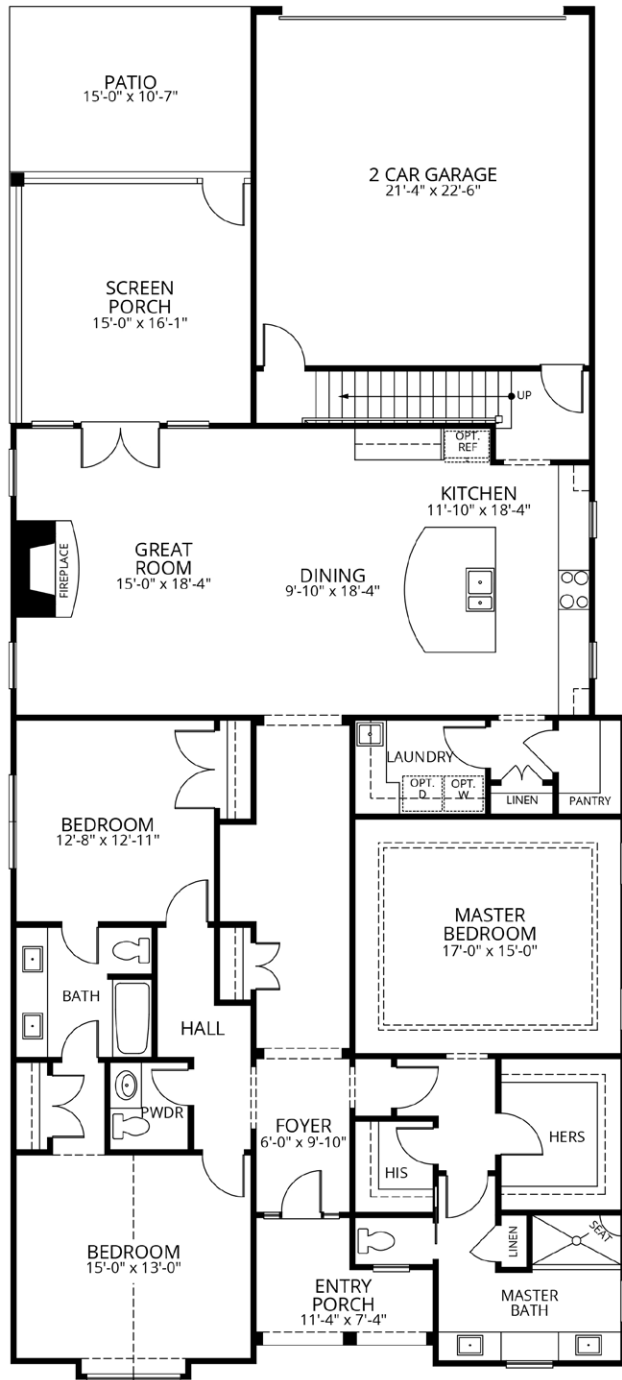
#### Home Details

3 Bedrooms, 2.5 Baths, Approximately +/- 2927 SF

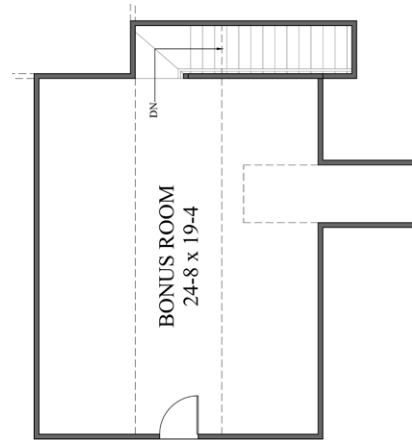
# Acorn Cottage

## Elevation A & B Floor Plan

An Original Home Plan By Cottage Group, A Division of Dillard-Jones Builders



FIRST FLOOR



SECOND FLOOR

First Floor: 10' Ceiling Height  
 Second Floor: 9' Ceiling Height

Home renderings are for illustration purposes and may not represent final construction detail. Room measurements noted in the floor plan are approximate.

Optional features and other home upgrades are available. Please contact Dillard-Jones Builders for more information at (864) 527-0463.



cottage group

A division of Dillard-Jones Builders

# Acorn Cottage

## Elevation A & B Quality Construction Features

By Cottage Group, A Division of Dillard-Jones Builders

### Interior Finishes

#### Flooring

- Engineered prefinished hardwood flooring on main floor including master bedroom
- Tile flooring in all baths, laundry & utility areas
- Carpet in secondary bedrooms, bonus room and closets
- Generous flooring allowance

#### Plumbing

- Delta® fixtures, lifetime finish
- Showerhead & handheld for master shower
- Deep bowl under mount stainless sink in kitchen
- All other sinks, under mount enameled cast iron
- On demand, tankless natural gas water heater with wall mounted remote for easy command/control right from the master suite
- Recirculation system installed for faster hot water at all bath & sink locations
- Generous fixture allowance
- Emergency water shut off valve for whole house water shut off of the water supply - installed in an easily accessible area from inside the home
- Dedicated shut off for all exterior hose bibs to prevent freezing in the winter

#### Appliances – Energy Star Certified

Professional Stainless Steel Series Appliances, Kitchenaid Brand

- Gas cooktop
- Microwave
- Double oven option available
- Generous allowance provided

#### Cabinets

- Cabinet Features:
  - Crown molding
  - All plywood box construction with mortise & dovetail drawers
  - Soft close drawers
  - Cabinet pulls
  - Canopy style decorative hood with built in exhaust system which vents to the exterior of the home
  - Multiple paint & stain color options
  - Tile backsplash in kitchen above countertops

#### Countertops

- Granite or solid surface countertops in kitchen & baths
- Generous countertop allowance

#### Interior Paint

- Sherwin Williams interior flat latex paint

#### Insulation

- R-15 fiberglass batts in exterior walls, Code is R-13
- R-30 or R-38 blown in attic, Code is R-30
- All exterior penetrations are foam sealed for maximum energy conservation
- All exterior wall switches, receptacles and overhead recessed can lights are caulked to the sheetrock behind the trim plates for maximum energy conservation
- Optional whole house foam insulation available upon request

#### Ceilings

- 10' ceilings on main floor, 9' on second floor if applicable

#### Closets

- Melamine closet system in master closet with some doors & drawers
- Melamine shelving & hanging areas in secondary closets

#### Lighting

- Overhead light fixtures/fans in all bedrooms
- Decorative chandeliers & wall sconces in key areas
- Addition to the decorative lights there are can lights per lighting plan
- Exterior power receptacles at all exterior door locations on porches

#### Doors, Interior

- 8' doors on main floor
  - Solid core safe-n-sound doors in the bedrooms & laundry room

#### Walls / Trim

- Smooth finish drywall throughout
- Cove crown molding throughout
- Cased doors and windows
- 7-1/4" decorative speed base throughout
- All molding is paint grade

#### Interior Stairs to Bonus Room

- Custom stairs with oak treads and a stained finish with painted risers and skirt board
- Not carpeted stair treads

# Acorn Cottage

## Elevation A & B Quality Construction Features

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### Energy Saving / Environmental Features

- Energy Star® Certified optional for custom built homes
- Low maintenance exteriors
- 96% efficiency gas furnace
- 14.5 SEER air conditioning
- Efficient programmable Wi-Fi enabled thermostat(s)
- Separate "zone" control for the master bed suite, main house & the bonus room - providing maximum comfort
- Efficient low "E" maintenance free windows
- Direct vent gas fireplace w/ logs
- Water saving plumbing fixtures and toilets
- Insulated garage doors
- Ultra-quiet, high exhaust bathroom fans
- Properly installed "intelligent" home wrap - Tyvek brand by Fortifiber, this product controls humidity and vapor transmission through the exterior wall cavity

### Equipment Features

- 200 amp electrical service with labeled breaker panel, circuits are not maximized to avoid "tripping" circuits
- Structured wiring system including prewire for speakers & home automation
- Interconnected electrical smoke detectors
- Carbon monoxide detector(s)
- Overhead exhaust hood or microwave, dryer and all quiet bath fans vented to exterior of home
- Gas furnace 96% efficiency
- Efficient programmable Wi-Fi enabled thermostat(s)
- Separate "zone" control for the master bed suite, main house & the bonus room - providing maximum comfort

### Exterior Finishes

#### Exterior Finishes, Determined Per Plan

- Hardiplank or Cemplank fiber cement siding, per plan
- Brick per plan
- Stone per plan

### Windows

- Low "E", energy efficient maintenance free windows throughout home
- Simulated divided lite grids (SDL) on front, street facing windows

### Doors, Exterior

- Front door 8' stained mahogany, painted fiberglass or fir selection dependent
- Garage doors – insulated steel paneled doors by Overhead Door, with control motor & wall mounted remote

### Foundation

- Raised slab foundations with brick or stone, foundation for no more than 2' of fall in building site - Greater than 2' is additional expense depending on lot conditions

### Framing

- All framing to comply with Energy Star® requirements
- Wall framing: 2x4 studs 16" OC
- OSB wall sheathing
- House wrap: Properly installed "intelligent" home wrap, Tyvek brand - product controls humidity & vapor transmission through the exterior wall cavity
- Engineered floor systems for second floors (where applicable)
- Structural floor sheathing to be 3/4" Advantech, tongue & groove, glued and screwed in place to minimize the possibility of floor squeaks - with a lifetime manufacturer's warranty, unless home is built on a slab foundation
- Exterior wall sheathing to be 7/16" OSB
- Roof framing to be engineered roof trusses or field framed with dimensional lumber
- Roof sheathing to be radiant reflective roof sheathing or equal for a more comfortable attic & maximum energy efficiency
- 30 year fiberglass architectural shingles

### Boxing / Exterior Trim

- Soffit: composite Hardi soffit
- Frieze: Miratec or similar
- Fascia: 2 piece Miratec or similar
- Crown: 1"x2" Miratec or similar

### Paint

- Sherwin Williams super paint exterior latex, 25-year manufacturer's warranty

### Landscaping

- Pre-approved package per home plan
- Fully sodded front, side and rear yards
- Full irrigation system
- Plant package
- Double ground dyed mulch
- Generous landscape allowance

### Site Improvements

- Building permits
- All necessary utility permits
- Survey & erosion control
- Excavation, trucking, backfill & grading
- Drive & garage stone for easy jobsite access during periods of rain
- Water & sewer connections

### General

- 5" Seamless aluminum "K-style" gutters and 4" downspouts
- (3ea.) exterior Hose bibs with water supply cut off to prevent winter freezing
- Installed passive radon venting system
- Broom finished concrete on driveway and patios

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### **Additional Benefits**

- Professional interior cleaning & construction site cleanup throughout the entire construction process to maintain a very clean jobsite at all times
- In-house customer service & warranty department - exceptional service after the sale
- 1 year home warranty

### **Home Design Services**

- Cottage Group offers a choice of three distinct selections packages that have been created by our professional interior design team. A customizable option is also available, if desired.

## CUSTOM & PRE-DESIGNED HOME PLAN OPTIONS

Bella Grove is a 30-acre traditional neighborhood development located within Hollingsworth Park. A single-level living community, homes in Bella Grove are a maximum height of 1.5 stories and have the main living space on one level, with optional bonus/office/bedroom upstairs.

### Custom Design/Build and Pre-Designed Home Plan Options are Available within Bella Grove.

All Pre-Designed plans have been pre-approved by the Hollingsworth Park Architectural Control Committee (HPACC) and are ready for construction. Custom designs must be reviewed and approved by the HPACC before construction may begin. A home plan reservation form must be submitted to Verdae by the purchaser/owner for review. Final plan approval will be provided in writing by Verdae to the purchaser and to the builder as confirmation that the selection has been completed. This process ensures that an identical home plan cannot be constructed within two lots (to the left or right) or directly across the street from an approved home site. Plan selections will be approved on a first-come basis, and may be reserved as early as the time of lot contract.

All approved home plans are reviewed periodically by the HPACC and may be retired without notice. Additionally, new pre-approved plans—in keeping with defined design guidelines for Bella Grove—may be incorporated during the neighborhood's construction phase.

**For questions about home pricing or the home plan selection process,  
please contact the Verdae Sales Office at 864-329-8383.**