

Cherry Blossom Cottage by Andrew A. Willett



Cottage Entry View

The Cherry Blossom Cottage is infused with Japanese architectural elements, giving it a lovely appearance and tranquil cottage feel from the entrance to the flow of the interior layout.

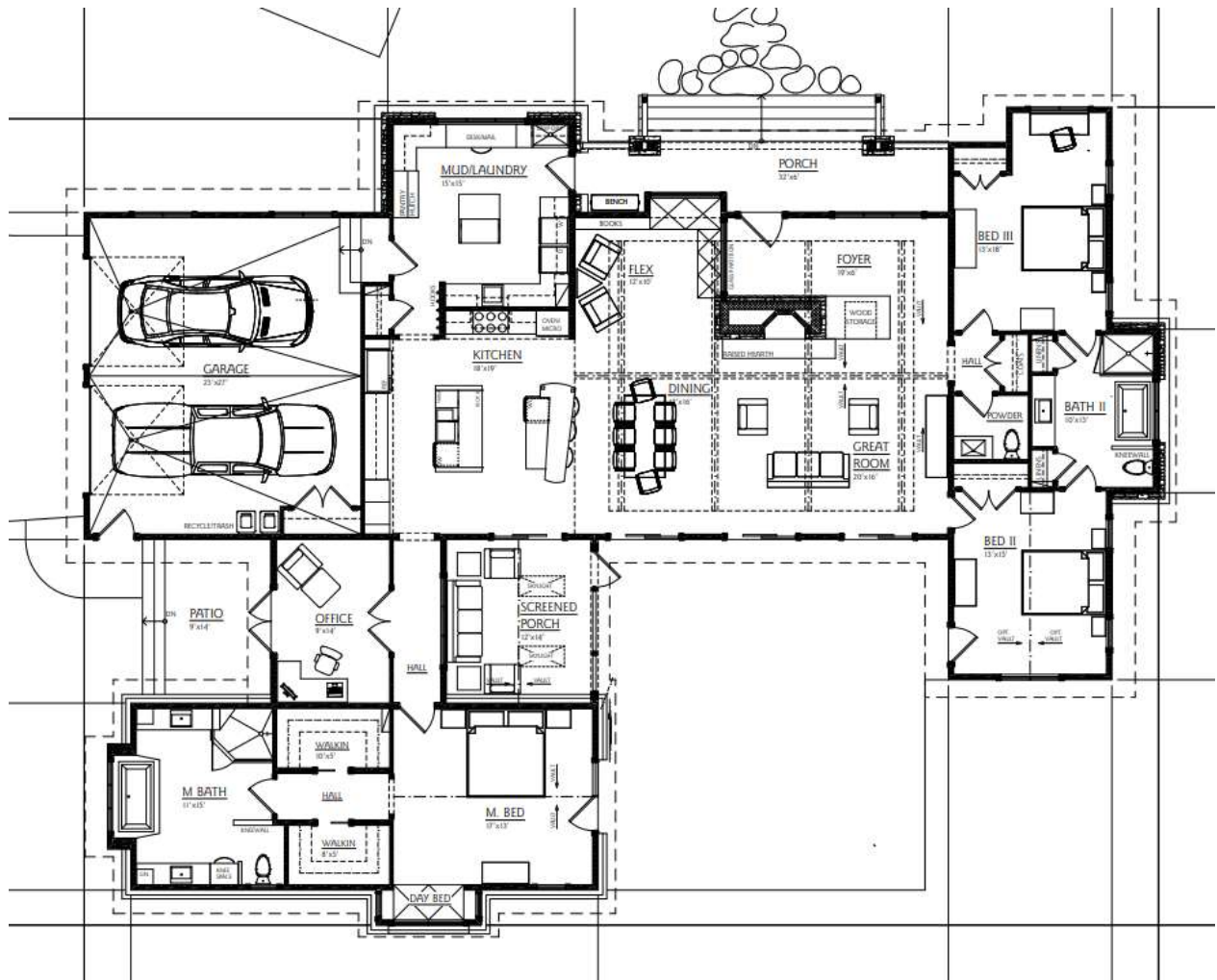
Designed by Andrew A. Willett, P.A. and offered exclusively by Morgan-Keefe Builders on a premium lot in Keswick Hills. This rare estate homesite sits on the crest of a gently sloping knoll amid mountain meadow surrounded by large specimen oaks with mountain views to the south and west.

- Cottage Design
- 3,000 + Heated LA
- Large Estate Lot
- Grand Stone Fireplace

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Floorplan



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Cherry Blossom Cottage

\$1,866,450

Outline Specification - October 2020

Finished/Heated Space Main Level	3,011
Garage	679
Decks & Porches	<u>575</u>
Total Area	4,265

- White Oak beam work in Great Room
- Allowance for masonry fireplace
- IPE deck with stone stairs and risers at the Front Porch
- Asphalt driveway
- Wood railings at front entry porch
- Allowance for stone mantle at fireplace
- Cabinetry and solid surface countertop allowances
- Stucco and stone (to be selected) exterior with cedar shingles
- Open cell foam wall and roof insulation
- Allowance for architectural shingled roof with metal accent
- Allowance for aluminum half round gutters
- Allowance for interior doors
- Allowance for aluminum clad window and exterior door package
- Level 5 drywall finish throughout
- Natural stone tile allowance in Mud Room/Laundry, Master Bath, and Bath II
- Natural stone tile surrounds in showers
- Hardwood floor package allowance
- Complete interior and exterior paint package
- Allowance for closet system at Master Bedroom, wood rod and shelf in all other closets
- Custom glass shower doors
- Appliance package allowance
- PEX plumbing systems with an electric water heater
- Complete dual fuel heating and cooling system with humidifier, dehumidifier, and ERV
- 400-amp electrical service with allowances for utilitarian and decorative fixtures, phone, data and TV wiring



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Summary of Allowances

• Foundation, block wall	\$ 75,000
• Grading & Hauling	\$ 53,750
• Designer allowance	\$ 5,000
• Landscape allowance	\$ 35,000
• Septic allowance	\$ 6,500
• Cabinetry and cabinet hardware	\$ 74,000
• Countertops	\$ 20,295
• Interior doors	\$ 13,500
• Door hardware	\$ 3,500
• Tile (material only \$8/ SF)	\$ 9,550
• Wood flooring (material only \$4/ SF)	\$ 10,470
• Closet system	\$ 6,500
• Mirrors	\$ 2,500
• Shower doors	\$ 2,600
• Bathroom accessories	\$ 2,000
• Appliance package	\$ 35,000
• Plumbing fixtures and faucets	\$ 14,000
• Light fixtures – utility & decorative	\$ 17,000
• Structured wiring & audio	\$ 9,000
• Security system	\$ 3,000

Summary of Alternates

• Poured concrete foundation	Add	\$ 15,000
• Epoxy floor in Garage	Add	\$ 2,085
• Radiant floor heat mat at Master Bath	Add	\$ 1,775
• Flo Logic	Add	\$ 3,000
• Pavers at auto court with asphalt from auto court to street	Add	\$ 4,345