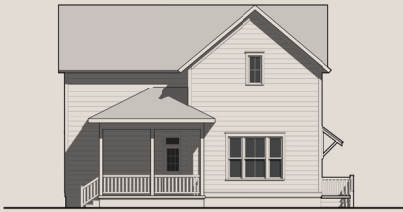


263 E. 11th Street



Amelia Cottage For Sale

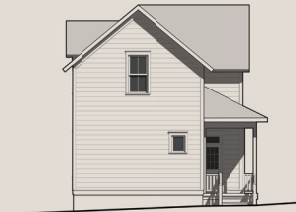
2 Bedrooms, 2 Baths, 1,465 Total Square Feet



FRONT



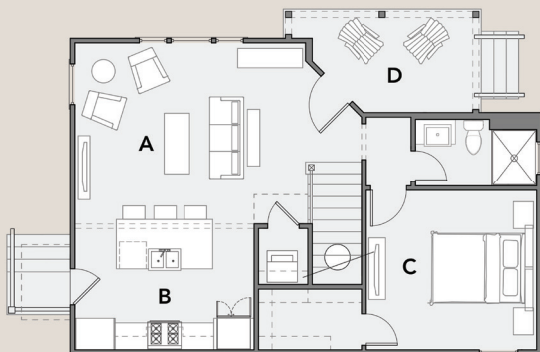
RIGHT



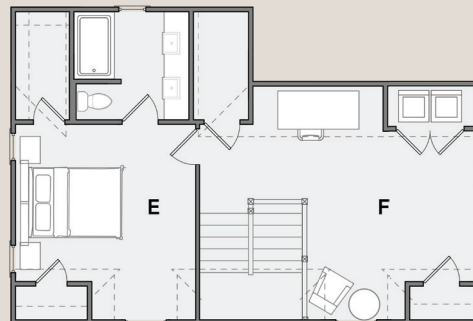
LEFT



BACK



MAIN FLOOR



UPPER FLOOR

- A - LIVING**
(17'-4" X 13'-6")
- B - KITCHEN**
(13'-4" X 9'-0")
- C - BEDROOM**
(12'-8" X 11'-0")
- D - PORCH**
(12'-4" X 11'-6")
- E - PRIMARY BEDROOM**
(13'-4" X 11'-8")
- F - STUDY**
(12'-8" X 11'-8")

Drawings are provided to illustrate the conceptual design of the home and may reflect options and features not included in the base price. Consult with listing agent for price of house. All dimensions approximate. Plans are property of 11th Street Cottages, LLC and redistribution of the drawing is restricted.

Included Features

Exteriors

- Windsor Windows featuring SDL (Simulated Divided Light) mullions per house plan. Includes WindowTilt single hung & casements per plan. All windows with screens
- JAMES HARDIE® Fiber-cement siding (lap, shingle, board and batten), soffit and fascia with a 25 yr. limited warranty
- 25 yr. architectural asphalt roof shingles and ridge vents. Standing seam metal roof at awnings and front porches per plan
- Sherwin Williams exterior SuperPaint
- Stucco finish on foundation walls
- 7-foot front door with top transom specified per plan
- Professionally designed landscaping using only Arkansas native plants, including edible trees and shrubs.
- Front porches and rear yard stoops, private fenced patios, shared common gardens, native stone pavers and planters
- 12' x 16' raised private deck per plan
- Aluminum seamless guttering systems and rain chains
- Weather-proof exterior receptacles
- Frost free exterior spigot

Interiors

- Ceiling heights: 1st floor 10'-0", 2nd floor 9'-0"
- Luxury Vinyl Plank floor system throughout.
- Hardwood step treads and landings with open rail millwork per plan
- Engineered floor system with AdvanTech® sub-floor with 50 yr. warranty
- 3cm solid surface stone (Quartz or Granite) countertops in kitchen and baths with deco tile backsplashes.
- Custom flush-face painted maple kitchen and bath cabinets with shaker panels (per plan) and soft close hardware
- Soaker tubs with Carrara marble alcove in master baths per plans
- Framed mirrors above bath vanities
- Masonite Logan series solid core doors for all bedrooms and bathrooms
- Walk-in closets with custom shelving at all primary bedrooms

High Performance Systems

- Built to ENERGY STAR® specifications and certification
- Built to SWEPCO energy efficient home certification
- Windsor Low-E high performance glazing ENERGY STAR® windows
- Advanced Framing Techniques maximizes R-value and efficiency of thermal envelope
- ZIP exterior wall sheathing systems
- Blown exterior wall insulation, blown attic insulation (R-38 attic, R-15 walls)
- Hot water heater 0.95 UEF efficiency factor with thermal blankets
- ENERGY STAR® quiet bath fans
- ENERGY STAR® fresh air systems for healthy indoor air quality
- Third Party Custom Energy Modeling and HERS rating (Home Energy Rx)
- Sealed building envelope (blower door test)
- Efficient HVAC systems and sealed duct work (duct blower test)
- Built to DOE Zero Energy Ready Home standards and certification per plan, limited availability
- Net Zero solar energy system – SunPower Equinox solar electric panels per plan, limited availability
- All homes HERS rating of 61 or less

Fixtures and Appliances

- LG induction, convection, air fryer range
- Stainless steel or black granite undermount kitchen sink per plan
- DELTA® Professional kitchen and bath faucets
- Air-tight LED recessed can lighting
- Custom Light fixture package
- Washer and dryer hook-ups on each floor
- Living areas and all bedrooms pre-wired for Audio/Video/Data with central control panel
- Up to 5 GB fiber optics cables
- Ceiling fans in living room and all bedrooms
- Whirlpool dishwasher
- Garbage disposal