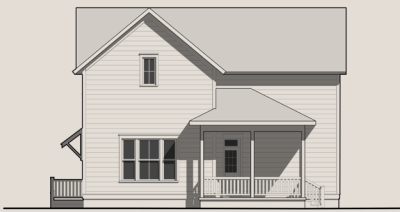


# 267 E. 11th Street

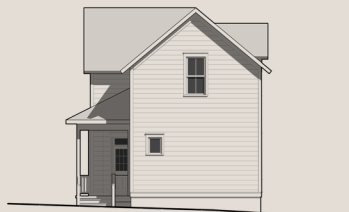


## Amelia Cottage For Sale

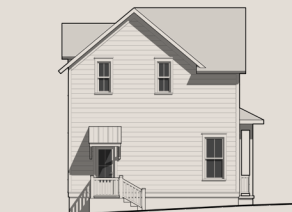
2 Bedrooms, 2 Baths, 1,465 Total Square Feet



FRONT



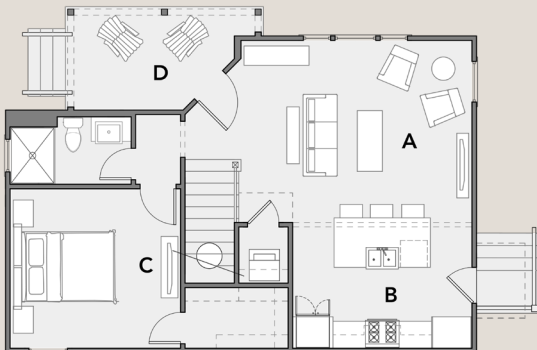
RIGHT



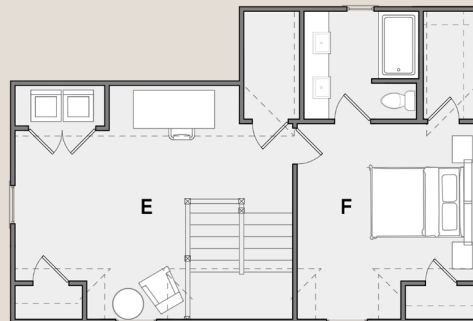
LEFT



BACK



MAIN LEVEL



UPPER LEVEL

- 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")

# 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