



Affordable, Custom-Built, Quality Homes Since 1985

UNDER CONSTRUCTION



The "Mallard"

715 Outrigger Cove
Painesville Township

Priced to Sell
\$ 445,900!

2,243 Square Feet of
Living Area!

- **4 Bedrooms!**
- **2.5 Baths!**
- **Quartz Countertops!**
- **Fabuwood and Aristokraft Cabinetry!**
- **Walk-In Pantry!**
- **Large Island!**
- **First Floor Master Suite with Spacious Walk-In Closet, Private Bath with Marble Shower and Quartz Countertop!**
- **Large Covered Front Porch!**

For Information
Contact
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440-413-0503

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****Custom Features in this Home****

Foyer

- Mannington Restoration
Single Plank Laminate Flooring

Main Floor Features

- 9' Ceilings
- Painted Pine Base and Casing
- Brushed Nickel Door Hardware

Kitchen and Dinette

- Mannington Restoration
Single Plank Laminate Flooring
- Fabuwood Galaxy Cabinets with Soft Close Doors and Drawers, Dove Tail Drawers, Plywood Construction**
- Trash Can Cabinet**
- 4-1/4" Crown Molding**
- Cabinet Hardware**
- Quartz Countertops
- Under-Mount Elkay Sink**
- Moen Pull Down Faucet**
- Walk-In Pantry
- Frigidaire Gallery Dishwasher**
- Wall Mount Canopy Hood**

Great Room

- Direct Vent Gas Fireplace with Stone Facing.
- Mannington Restoration
Single Plank Laminate Flooring**
- Stained Columns**

Laundry Room

- Base Cabinet with Drop-In
Laundry Sink and Laminate
Countertop**
- Wall Cabinets**
- Ceramic Tile Flooring**

Mud Room

- Mannington Restoration
Single Plank Laminate Flooring
- Custom Built-In Drop Zone**

Master Suite

- AMI Marble Shower**
- Free Standing Soaking Tub**
- Quartz Countertop**
- Fabuwood Galaxy Maple Vanity with Soft Close Doors and Drawers, Dove Tail Drawers, Plywood Construction**
- Ceramic Tile Flooring
- Brushed Nickel Plumbing Fixtures and Accessories**
- Framed Mirrors**
- Spacious Walk-In Closet

Hall Bath

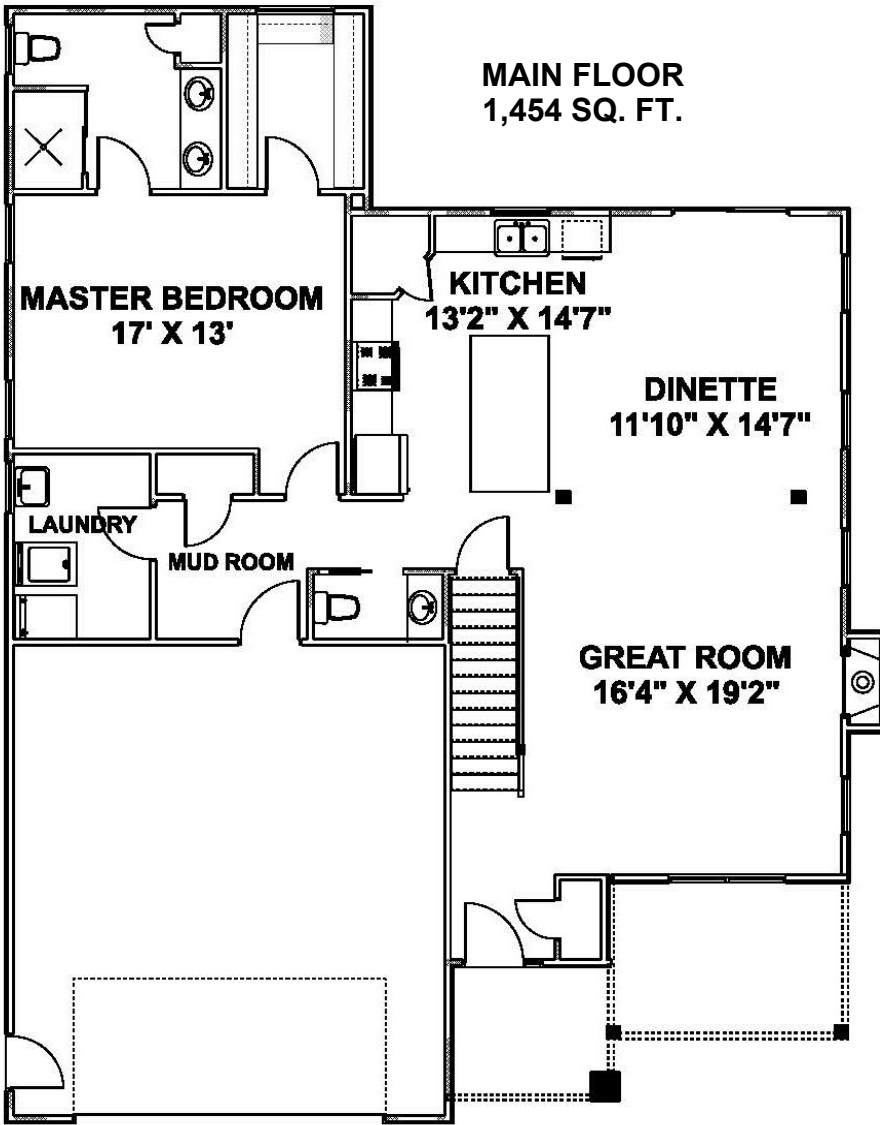
- Aristokraft Maple Cabinets
- Self-Edge Laminate Countertop
- Ceramic Tile Flooring**

Exterior

- Exterior Stone**
- Address Stone**
- Vertical Siding**
- Garage Door with Glass, Opener and Keypad**



MAIN FLOOR
1,454 SQ. FT.



SECOND FLOOR
789 SQ. FT.

