

# THE COLORADO COTTAGE

CC21TE: 2 BEDS - 1 BATH - 560 SQ FT



**Disclaimer:** This image is an artist's impression and is for illustrative purposes only. Actual finishes, colors, and landscaping may vary upon completion.



## TECHNICAL SPECIFICATIONS

### MODULAR PRECISION

- Exterior Siding:** Board and Batten, farmhouse style
- Roofing:** Standing seam metal roofing & the Fôrt Hômes signature 12:12 roof pitch
- Construction Type:** SIP (Structural Insulated Panels)
- Framing:** 2x10 floor joist 16" o.c. & 2x4 interior wall framing
- Insulation:** R30+ Insulation
- HVAC:** 3 head, highly efficient electric mini-split system includes both heat and AC or similar
- Water Heater:** Electric water heater; tankless
- Sustainability:** All Electric System, Solar-ready
- Windows:** Black, Andersen 100 Series or similar

## INTERIOR SPECIFICATIONS

### TIMELESS, HIGH-PERFORMANCE DESIGN

- Cabinets:** Shaker door style.
- Countertops:** Quartz
- Interior Walls:** Light skip trowel drywall finish
- Flooring:** LVP planks
- Showers:** Fiberglass insert showers
- Appliances:** Stainless Steel appliance package

**\*\* Features and finishes subject to availability and may vary slightly from images shown.**



FÔRT HÔMES

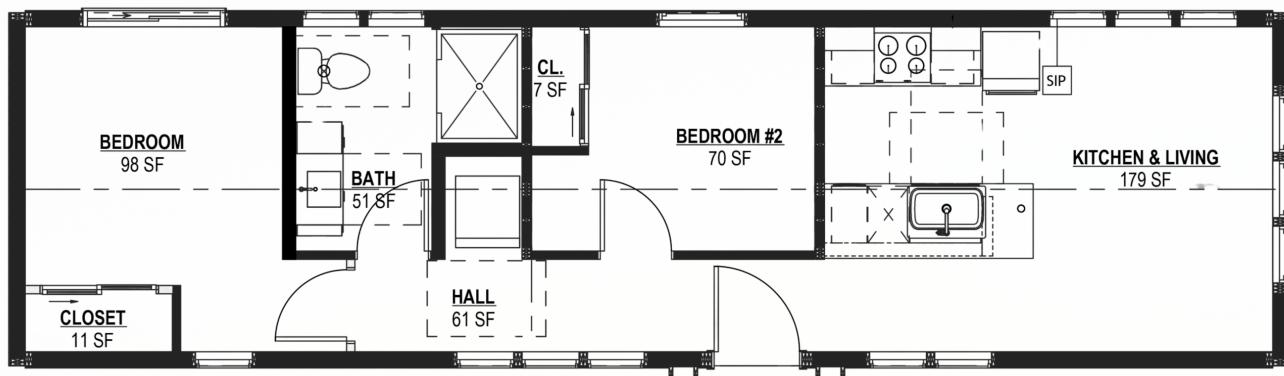
Phone 720.507.5583

Email [info@fortandhome.com](mailto:info@fortandhome.com)

Address 3199 D Road, Grand Junction, CO



# FLOOR PLAN LAYOUT 12' 5" X 44'10" | 560 SQ FT



## EXTERIOR ELEVATIONS



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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PRIMARY BEDROOM RENDERING



LIVING ROOM RENDERING



KITCHEN RENDERING



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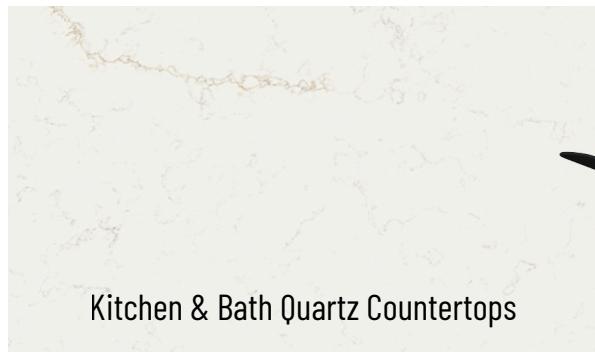
Address 3199 D Road, Grand Junction, CO



# INTERIOR FINISHES



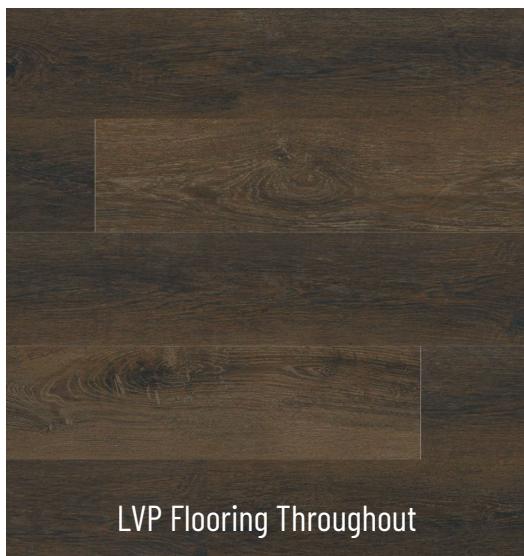
Kitchen Tile Backsplash



Kitchen & Bath Quartz Countertops



Ceiling Fans with Lights



LVP Flooring Throughout



Kitchen & Bath Cabinetry



Interior Doors & Hardware



Doors & Trim  
Paint



Walls & Ceiling  
Paint



Exterior Doors &  
Windows

***Features and finishes subject to availability and may vary slightly from images shown***



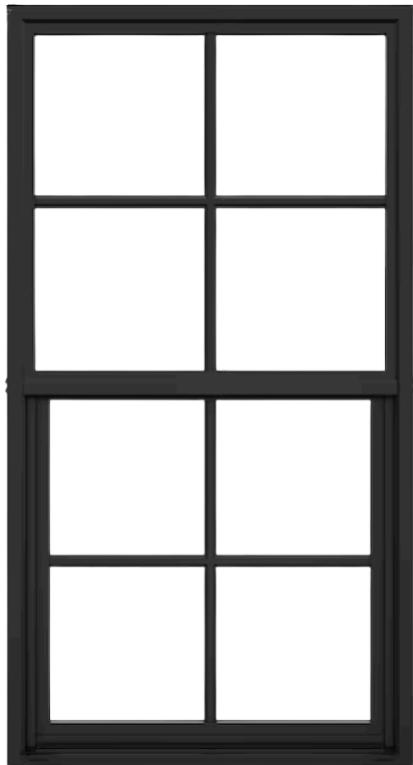
# EXTERIOR FINISHES

Exterior Door  
Paint Finish

Exterior Paint  
Finish



Custom Metal Awning



Black Grid Windows



Stucco Parapet Finish



Standing-Seam Metal Roofing



Board & Batten Siding



Farmhouse Sconces

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## INCLUSIONS

This home is built entirely in the factory. The purchase price includes the completed home and stitching on-site only which **includes** the following items.

- Structural shell; wall, roof, floor assemblies
- Systems: pre-installed chases
- Standard interior finishes and kit selections
- Windows & exterior siding
- Factory completion & preparation for delivery

## EXCLUSIONS

The customer is fully responsible for transportation, crane/set costs, and all site development work for this factory-built home. The following items are **not included**:

- Patios, decks, porches, or exterior flatwork
- Foundations, footings, and soils/dirt work
- All utility connections (water, sewer, electrical)
- Site engineering, architecture, or any civil/site work
- Transportation of the home to the property
- Crane, set crew, and all associated setting costs

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