

SHOWCASE HOME | MULBERRY



Street Address: 13241 Cozy Court, Charlotte NC 28215

A/C Sq. Ft.: # 2,390

Price:

Bedrooms: # 3

Bathrooms: # 3

Move-In Date: July 2025



ELEVATION: MULBERRY/ AS



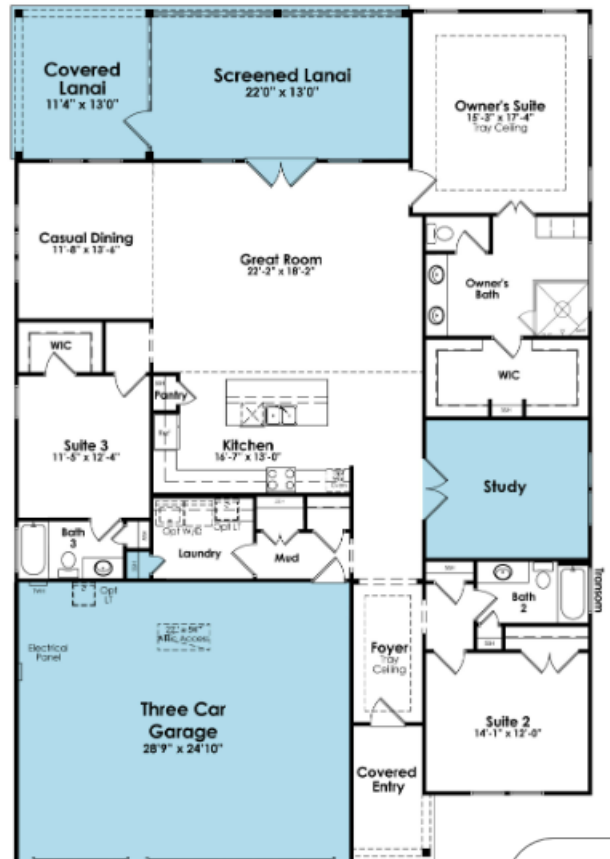
HOMESITE: 9.021

Exterior Color Package: Exterior C+ Color Package 3 – SIDING: Lost In Gray* Window/TRIM: Arctic White* GARAGE DOOR: SW7066 Gray Matters* FRONT DOOR: SW7645 Thunder Gray* SHUTTERS (per plan) Tuxedo Gray* ROOFING: Weathered Wood/Dark Bronze* Stone: Honey Suckle



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KOLTERHOMES®



SHOWCASE HOME FLOORPLAN

MULBERRY

3 Bedroom, 3 Full Bathrooms, Study, Great Room , 3 Car Garage with 4ft Garage Extension

SHOWCASE HOME FEATURE HIGHLIGHTS

KITCHEN DETAILS

- Separate Gas Cooktop/Wall Oven/Microwave
- Waste Basket Roll-Out
- 42" Kitchen Cabinets: Galvyn (level 3)
- Designer Hardware
- Quartz (level 2) Countertops
- Home Luxury Vinyl Plank Floor

DESIGNER FEATURES

- Home Luxury Vinyl Plank Flooring – main living areas
- OWNERS BATH – Cabinets (level 3) Galvyn
- Gifted Blend – Rock Crystal (level 3) Carpet
- Two Car Garage with 4' Extension and 20-Amp Dedicated Circuit.
- 8 ' Covered Screened Lanai with AirPro Ceiling Fan and Light Kit
- Upgraded DURATION Interior Paint SW7646 First Star (main level)



SHOWCASE HOME DESIGNER FEATURES | KITCHEN



KITCHEN CABINET –
GALVYN COLT - ISLAND
GALVYN ICY AVALANCHE -
PERIMETER



BACKSPLASH-
OMNI IVORY GL PICKET
GROUT: ROLLING FOG



QUARTZ COUNTERTOP-
ICED WHITE



CABINET HARDWARE-
Hayworth Pull 885-128SN



Arbor Spot Resistant Stainless Kitchen
Faucet with Pull-Down Spray
† Model 7594SRS

KITCHEN FAUCET



INTERIOR PAINT
SW7631 CITY LOFT



EVP FLOORING-
HOUSE - TRUFFLE

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SHOWCASE HOME DESIGNER FEATURES | OWNER'S BATH



CABINET-
GALVYN COLT



QUARTZ COUNTERTOP-
CARRARA DELPHI



CABINET HARDWARE-
Hayworth Pull 885-128SN



Eva 8" Widespread Lavatory Faucet in
Brushed Nickel
† Model T64208N/9000

VANITY FAUCET

FLOOR TILE



CULVER WHITE
12 X 24
GROUT:
ROLLING FOG

SHOWER WALL TILE



Eva Posi-Temp Shower Valve with Lever
Handle in Brushed Nickel
† Model T2132BN / 62320

SHOWER FAUCET



SHOWER FLOOR-
OPSUCAR
PEBBLE FAIR
GROUT: CAPE
GRAY

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SHOWCASE HOME DESIGNER FEATURES | BATH 2



CABINET-
GALVYN COLT



CABINET HARDWARE-
Hayworth Pull 885-128SN



WALL TILE-
CULVER WHITE 12 X 24
GROUT: ROLLING FOG



QUARTZ COUNTERTOP-
CARRARA DELPHI



Eva 2-Handle Lavatory Faucet in
Brushed Nickel
† Model 6410BN

VANITY FAUCET



Eva Posi-Temp Tub/Shower Valve with
Lever Handle in Brushed Nickel
† Model T2133BN / 62320

SHOWER FAUCET



EVP FLOOR-
HOUSE (TRUFFLE)



ACCENT BAND-
CUADRO GRAY
GL 4X 5

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SHOWCASE HOME DESIGNER FEATURES | FLOORING



CARPET-
GIFTED BLEND – ROCK CRYSTAL
(OWNERS SUITE, BEDROOM 2, &
BEDROOM 3)



EVP FLOORING-
HOUSE – TRUFFLE
(FOYER, HALL, KITCHEN, DINING ROOM,
LAUNDRY, BATH 2, DEN, & GREATROOM)

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SHOWCASE HOME DESIGNER FEATURES | DECORATIVE LIGHTING

**FOYER FIXTURE
(BRUSHED
NICKEL)**



P500213-109

**DINING
CHANDELIER
(GALVANIZED)**



P500094-141

**ISLAND PENDANTS
(BRUSHED NICKEL)**



P5333-09

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