

SHOWCASE HOME | Mulberry



Street Address:	13206 Cozy Court Charlotte, NC 28215				
A/C Sq. Ft.:	2,390				
Bedrooms:	3	Bathrooms:	3	Move-In Date: October 1, 2025	

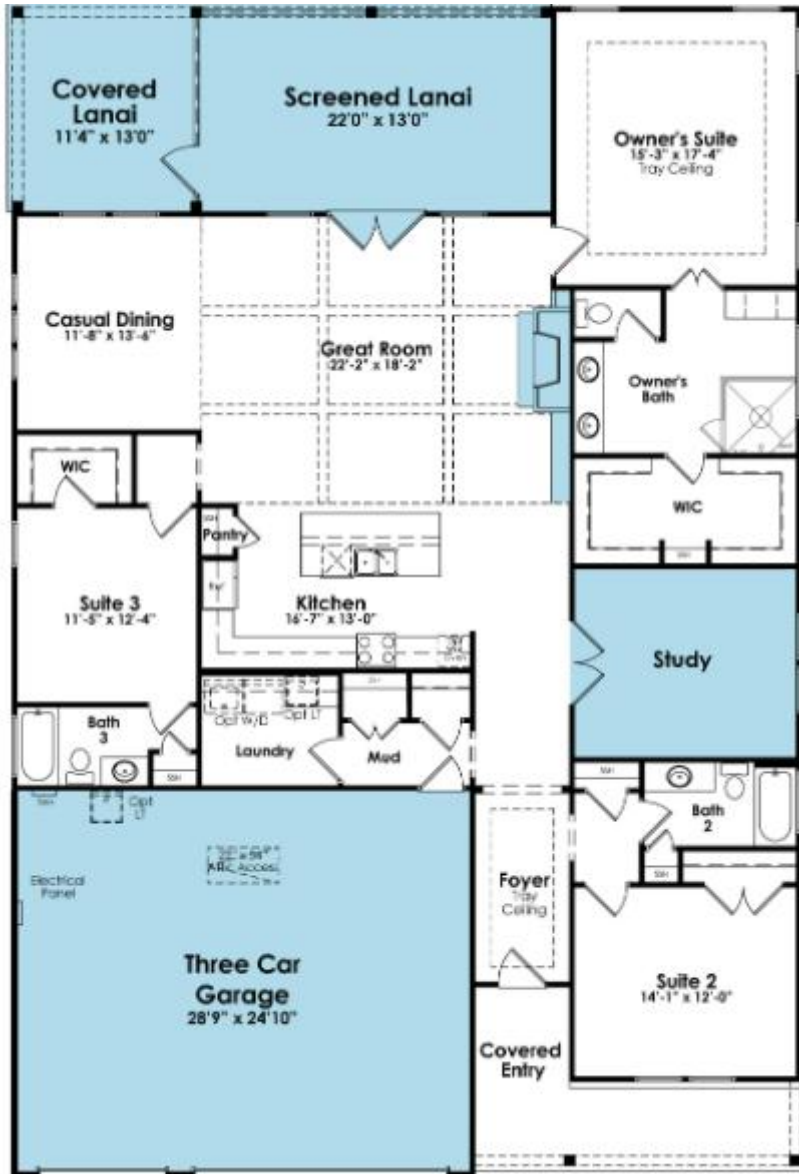


ELEVATION: AS - Left



HOMESITE: 9.047

Exterior Color Package: Siding: Pearl Gray, Window/Trim: Arctic White, Garage Door: Propper Gray, Shutter: Tuxedo Gray, Front Door: Thunder Gray



SHOWCASE HOME FLOORPLAN

The Mulberry

3 Bedroom, Study w French Doors , 3 Full Baths, Great Room, Luxe Kitchen, Screened Lanai and 4' Garage Extension, Light attic Storage

SHOWCASE HOME FEATURE HIGHLIGHTS

KITCHEN DETAILS

- Gourmet Kitchen with Gas cooktop
- 39" fridge cabinet w/12"depth
- Cabinet crown molding
- 42" upgraded cabinets w/4 drawer stack
- Silestone quartz countertops
- EVP flooring
- Under Cabinet Lighting
- Stainless Steel Single Bowl Undermount Sink

DESIGNER FEATURES

- Screen Porch with 2 ceiling fan
- Coffered Ceiling- 9 Boxes with 4' Crown
- Upgraded Interior Sherwin & Williams Paint
- Fireplace w/granite hearth & surround
- Frameless shower in owner's bath
- Upgraded lighting package throughout
- Laundry Room with base cabinets/quartz countertop
- Ceiling Fans : Study, Great Room, Primary Suite
- Garage Extension
- Radiant Barrier Tech – Shield decking



SHOWCASE HOME DESIGNER FEATURES | KITCHEN



KITCHEN CABINET –
Galvyn Steam



SN



SN

CABINET HARDWARE-
Roman Knob 944 SN
Roman Pull 944-128SN on Drawers



KITCHEN BACKSPLASH –
Catch Gray Mt 3 x 12
Grout: Snow White



KITCHEN QUARTZ-
Calacatta Idillo



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



CITY LOFT SW 7631

INTERIOR PAINT-
SW7631 City Loft



EVP FLOORING-
Home Cozy Taupe



SHOWCASE HOME DESIGNER FEATURES | OWNER'S BATH



CABINET-
Galvyn Steam



SN

CABINET HARDWARE-
Roman Pull 944-128 SN

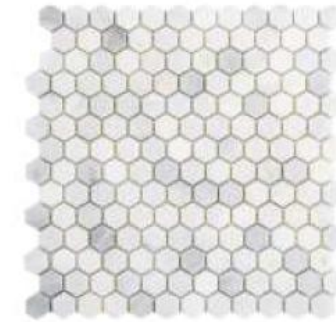


QUARTZ COUNTERTOP-
Calacatta Idillo



Yaris

SHOWER WALL-
Solara Yaris 12 x 24
Grout: Rolling Fog



Hex 1" Mix on 12"x12" Mesh
Mixed Finish

SHOWER FLOOR-
WINTER FROST 1" Hex



**Eva 8" Widespread Lavatory Faucet in
Brushed Nickel**
† Model T6420BN/9000

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



EVP FLOORING-
Home Cozy Taupe



SHOWCASE HOME DESIGNER FEATURES | BATH II



CABINET –
Galvyn Steam



CABINET HARDWARE-
Roman Knob 944 SN
Roman Pull 944-128SN on Drawers



COUNTERTOPS-
Calacatta Idillo



BATHTUB WALL TILE –
Solara Yaris 12 x 24
GROUT: ROLLING FOG



Eva 8" Widespread Lavatory Faucet in
Brushed Nickel
† Model T6420BN/9000

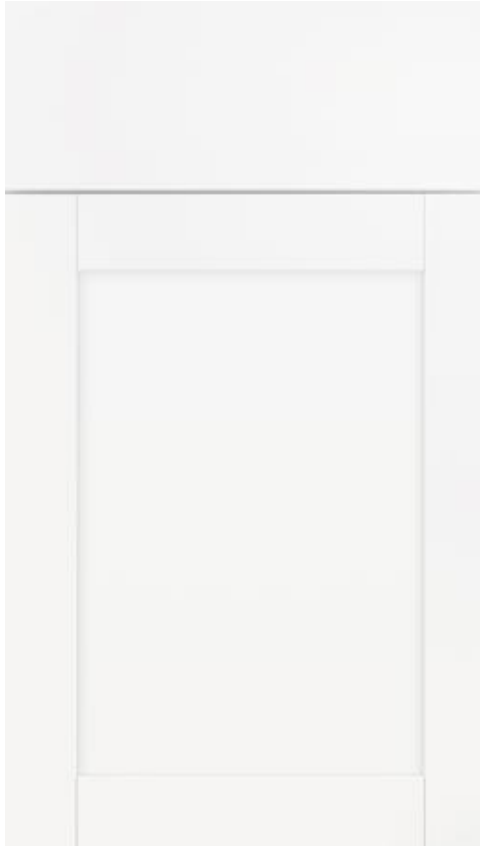
Eva Posi-Temp Tub/Shower Valve with
Lever Handle in Brushed Nickel
† Model T2133BN / 62320



EVP FLOORING-
Home Cozy Taupe



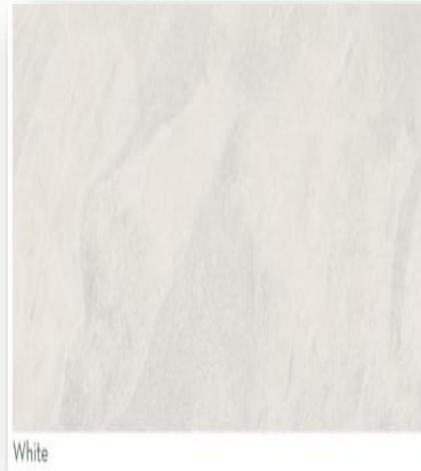
SHOWCASE HOME DESIGNER FEATURES | BATH III



CABINET –
Brellin White



CABINET HARDWARE-
Madison 3910PC



BATHTUB WALL TILE –
Brook II White 13 X 13
GROUT: ROLLING FOG



Accent Band –
Rezone White Matte Penny



COUNTERTOPS-
Frost White



Eva 8" Widespread Lavatory Faucet in
Brushed Nickel
† Model T6420BN/9000



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



EVP FLOORING-
Home Cozy Taupe



SHOWCASE HOME DESIGNER FEATURES | LIGHTING

FOYER PENDANT IN
GALVANIZED

P500093-141

DINING CHANDELIER
IN GALVANIZED

P500094-141

KITCHEN PENDANTS
IN BRUSHED NICKELS

P5334-143



SHOWCASE HOME DESIGNER FEATURES | FLOORING



EVP FLOORING –
Home
Cozy Taupe



CARPET-
Gifted Blend
Almond Silk

