



# Cottage Grove Lake

6035 Matthew Oaks

Price range: \$380K to \$850K



- Cottage Grove Lake residents will be able to enjoy a beautifully landscaped community with stunning lake views, walking trails, Dog Park, playground for the kids, and a gorgeous pool.
- Only minutes to Downtown, The Galleria, Uptown Park, Memorial Park and the Washington Corridor.
- Gated community with a wide variety of architectural styles conveniently located inside the 610 loop near I-10 & Washington.
- An abundance of retail, dining, arts and sporting events at your fingertips.
- Gourmet kitchens with stainless Bosch appliances.
- The neighbors are friendly, imaginative and happy to be here. Come and feel it.

## For More Information

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# Site Plan



Artist rendering only. Actual colors and plans may vary significantly.

# Location





## Custom Features

### Elegant Exteriors

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- Custom modern designs from InTown Homes architects
- Eight-foot mahogany entry door
- Full gutters around entire home
- Combination of low maintenance Nichiha fiber cement siding and rustic brick
- Tamko Heritage Laminated asphalt shingles
- 2 & 3 car garage options available
- Professionally designed landscape package
- Energy efficient, Low-E insulated glass double pane vinyl windows
- Elegant exterior coach lighting

### Inspiring Interiors

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- Rich wood flooring options
- Wrought iron spindles
- Double ceiling molding in main living area
- Five inch base molding throughout home
- Eight-foot raised panel interior doors
- Optional private residential elevator (per plan)
- Elegant stairways with hardwood treads
- Rounded sheetrock corners
- 9', 10', and 12' ceilings (per plan)

### Luxurious Master Suites

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- Single ceiling molding in master bedroom (per plan)
- **Natural Stone** tile floors and shower surrounds
- Six-foot garden tub
- Oversized glass enclosed shower
- Dual vanities
- Framed mirrors
- Oversized walk-in closets

### Gourmet Kitchens

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- Spacious gourmet kitchens
- **Granite** or **Quartz** countertops
- 42-inch flat panel cabinets with decorative molding
- **Bosch Stainless 36"** gas cooktop, vent hood, single oven, microwave, and fully integrated dishwasher
- Under mount sink with Insinkerator 1/3 horsepower garbage disposal
- **Natural Stone**, tile, or glass backsplash options
- Ice maker connection for refrigerator
- Recessed can lights with LED bulbs
- Under cabinet lighting

### Quality Construction

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- Engineered, certified and inspected foundations
- Engineered flooring system
- Five-point extensive inspection process: structural, frame, exterior, air infiltration and quality assurance
- Fully installed alarm system with home automation capabilities
- RG6 digital coax cable for cable and internet
- CAT5 wiring for phone and home internet
- Pre-wire for surround sound in family room

Continuing a policy of constant improvement, builder reserves the right to make modifications including changes, additions or deletions in the features, plans and specifications, and to substitute material of similar quality without notice or prior obligation. \*Features may be available only in specific plans and/or in specific communities. The availability of these features is subject to change without notice. Features on homes constructed prior to this printing may have different features. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or conditions of any property herein described. Rev. 08-26-10 All Rights Reserved. ©InTown Homes 2017





## Eco-Hip™ for Sustainable Green Living

- InTown Homes Eco-Hip™ program meets and exceeds the New International Energy Code Standard
- 2 x 6 exterior walls increase structural rigidity
- Strategically used engineered wood
- Dual flush toilets
- **R-19 Insulation** in exterior walls
- **R-38 Insulation** in attic
- Air sealing package
- Tankless water heater
- **Toughrock® Mold-Guard™ Gypsum Board** with enhanced protection against mold and moisture
- **DOW WEATHERMATE™** weather barrier system
- **Lennox 16.00 SEER HVAC system** with two-stage compressor
- **Lennox Harmony III™ Zone System** – each floor is zoned for controlled comfort and efficiency
- MERV 10 - high performance media air filter
- Programmable thermostat on each level
- Radiant barrier
- Low-E double pane energy efficient vinyl windows (per community)
- **Energy Star®** appliances
- Duct blaster and blower door testing
- Low VOC paint
- **Hansgrohe** plumbing package

## Building Partners



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# 2741 Maxroy St.

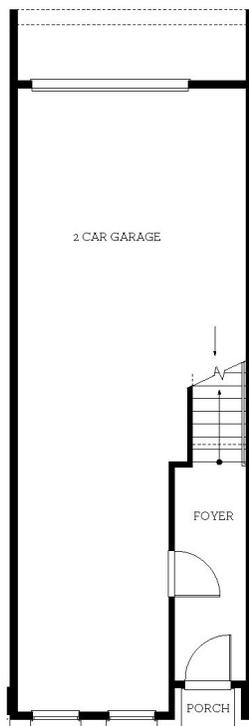
 Inquire

 2 Bedrooms

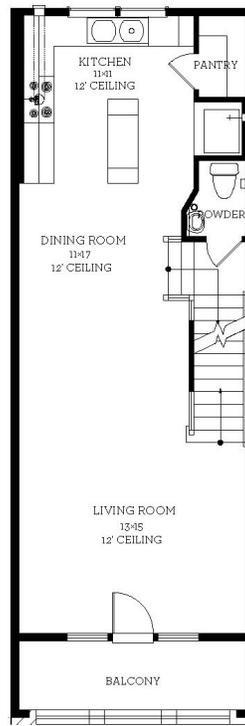
 2.5 Bathrooms

 1,465 sqft

- Spacious balcony off living area for outdoor living
- Soaring 12-ft ceilings in open concept floorplan
- Luxurious master suite with vaulted ceilings



**First Floor**  
82 sqft



**Second Floor**  
664 sqft



**Third Floor**  
719 sqft

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# 2726 Dolce Oaks Dr.

 Inquire

 2 Bedrooms

 2.5 Bathrooms

 1,516 sqft

- Large private backyard
- Spacious balcony for outdoor living
- Soaring 12-ft ceilings in living area
- Vaulted ceilings in master suite



**First Floor**  
73 sqft

**Second Floor**  
699 sqft

**Third Floor**  
744 sqft

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# 6035 Matthew Oaks Place

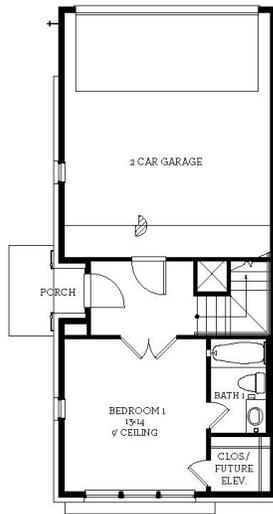
 Inquire

 3 Bedrooms

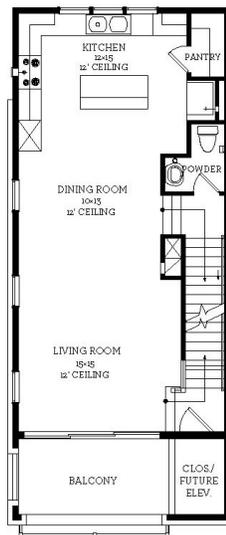
 3.5 Bathrooms

 2,646 sqft

- Epic views of the sparkling lake and fountain from living room, master bedroom, and rooftop terrace
- Spacious game room with huge rooftop deck
- Luxurious master suite with spa-like master bath
- Elevator capable
- Soaring 12-ft ceilings in open concept living area
- Balcony on second floor off living room as well as a rooftop deck (two outdoor living spaces to enjoy the incredible views of the lake)



**First Floor**  
415 sqft



**Second Floor**  
763 sqft



**Third Floor**  
916 sqft



**Fourth Floor**  
552 sqft

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# 6110 Cottage Grove Lake Dr.

 Inquire

 3 Bedrooms

 3.5 Bathrooms

 3,295 sqft

- Huge private backyard
- First floor living
- Epic game room and rooftop terrace for outdoor living
- Spa-like primary bath with elegant upgraded freestanding tub
- Cozy gaslog fireplace
- Elevator capable



**First Floor**  
1041 sqft

**Second Floor**  
1401 sqft

**Third Floor**  
853 sqft

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# 6112 Cottage Grove Lake Dr.

 Inquire

 4 Bedrooms

 4.5 Bathrooms

 3,787 sqft

- Four bedroom home with bonus game room
- Stunning spiral staircase in the foyer to greet your guests
- First floor living
- Huge private backyard
- Spacious game room and rooftop terrace
- Cozy gaslog fireplace
- Breakfast room and a dining room
- Luxurious master bathroom with upgraded freestanding tub
- Enormous boutique style walk in closet
- Elevator capable



**First Floor**  
1330 sqft

**Second Floor**  
1629 sqft

**Third Floor**  
828 sqft

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