

LITTLE MILL



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Available Lots

Homes Almost Complete, For Sale NOW!

Lot	Plan	Basement or Slab	Acres	Price	Address
1	Sawnee	Slab	1.169	SOLD	8855 Little Mill Road
2	Savannah	Slab	1.169	SOLD	8865 Little Mill Road
3	Savannah	Slab	1.169	SOLD	8875 Little Mill Road
4	Savannah	Slab	1.169	\$720,000	8885 Little Mill Road
5	Sawnee	Slab	1.169	\$699,000	8895 Little Mill Road

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Community Features

- ✘ Light HOA" to Cover Maintenance of Retention Ponds and Private Street
- ✘ Large Home Sites
- ✘ Professionally Landscaped and Sodded Lawns

Interior Details

- ✘ 9' Ceilings Throughout Home
- ✘ Lever Door Hardware
- ✘ Craftsman Molding
- ✘ Wood Burning Fireplaces with Gas Starters
- ✘ Shiplap Above Mantel*
- ✘ Upgraded Lighting Package
- ✘ Family Room and Master Bedroom with Ceiling Fans with Lights
- ✘ Mohawk Revwood Flooring
- ✘ Premium Sherwin Williams Paint
- ✘ Ventilated Shelving in Closets and Pantry
- ✘ Laundry Room Sink*
- ✘ Smoke Detectors in All Bedrooms, Carbon Monoxide Detectors on Every Floor
- ✘ Powder Room with 8" Spread Faucets

Kitchen

- ✘ 42" Shaker Cabinets and Crown with Soft-Close Drawers and Doors
- ✘ Stone Countertops
- ✘ High-End Stainless Steel Appliances including Gas Cooktop, Convection Oven/Convection Microwave Combo, Vent Hood, and Stainless Steel Tub Dishwasher
- ✘ Farmhouse Sink
- ✘ Subway Tile Backsplash
- ✘ Disposal

Master Suite

- ✘ Craftman Molding
- ✘ Spacious Walk-In Closet
- ✘ Separate Garden Tub
- ✘ Large Shower with Frameless Shower Door
- ✘ Shaker Cabinets with Stone Countertops
- ✘ 8" Spread Faucets
- ✘ Ceramic Tile Floors and Surround

Bedrooms and Baths

- ✘ Shaker Cabinets with Stone Countertops
- ✘ Ceramic Tile Floors and Surround

Exterior Details

- ✘ Modern Farmhouse Concrete Siding with 25-Year Warranty
- ✘ All Exterior Trim Non-Rot Cement Material
- ✘ Poured Concrete Foundations
- ✘ GFCI Weatherproof Electrical Outlets on Front and Rear of Home
- ✘ Two Exterior Hose Bibbs
- ✘ Exterior Flood Light on Rear and Front of Home
- ✘ Aluminum Gutters and Downspouts on Front and Rear
- ✘ Insulated Garage Door with Openers
- ✘ 2 Coach Lights at Garage Doors
- ✘ Zoned Sprinkler System
- ✘ Covered Rear Porch with Ceiling Fan

Energy-Saving Features

- ✘ Low-E Vinyl Windows
- ✘ Blower Door and Duct Blast Test
- ✘ House Wrap
- ✘ 14 SEER High Efficiency Air Conditioning with Programmable Thermostat
- ✘ Fully Insulated Walls and Attic
- ✘ Leased, Buried Propane Tank Fueling Furnace, Cooktop, and Fireplace Starter

Warranty Program

- ✘ Thorough Homeowner Orientation Prior to Closing
- ✘ 2-10 Year Limited Warranty

*On Select Plans