

HAS A  
STUDY!

2,450 SQFT | 3 BEDROOMS | 3.5 BATHS

## STAND OUT FEATURES

### EXTERIOR

- James Hardie Siding
- Metal roof accent
- Fully sodded lawn with multi-zone Irrigation System
- Huge screened porch with ceiling fan/light fixture

### INTERIOR

- Stunning cross coffer ceiling & wainscoting in Foyer
- Vaulted ceilings accentuate open floor plan through the Great Room, Kitchen & Dining Nook
- Study with accent ceiling beams & hardwoods
- Optional 12' Telescoping sliding doors to from Great Room to the expansive Screen Porch
- Dual 2nd floor Guest Rooms with en suite baths & WIC

### KITCHEN

- 42" maple cabinets in a variety of paints & stains with soft close doors & drawers
- Tile back splash with under cabinet lighting
- Granite countertops & Stainless steel farmhouse sink
- Whirlpool Stainless Steel Appliance Package: electric cooktop with range hood, dishwasher, wall oven & microwave combo

### MASTER SUITE

- Located on the 1st Floor
- Presidential ceiling with ambient rope lighting
- Optional fireplace with tile surround & custom trim

### MASTER BATH

- Tiled master bath shower with mosaic accent strip, bench seat & storage niches
- Dual shower heads include a handheld & stationary
- Drop-in tub with tile surround & privacy glass window
- Dual sink vanity with coordinating framed mirrors
- Spa Bath upgrade option available!

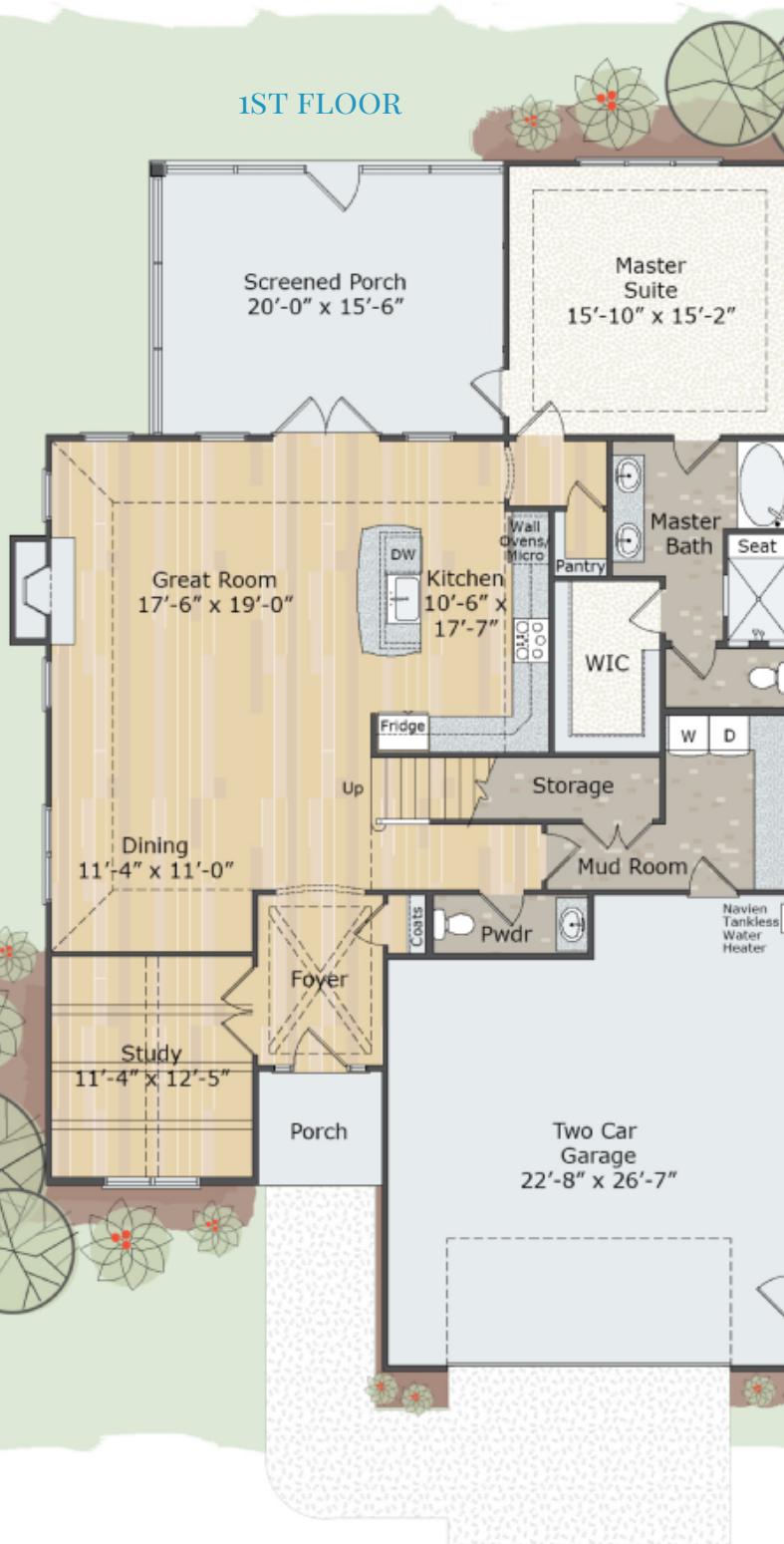
### RIPTIDE EXTRAS

- Multiple fireplace options available!
- Hardwood floors throughout the main living spaces
- Lyric Alarm & Comfort System controllable via app!
- Navien Tankless Gas Water Heater
- HERS Certified by RESNET for energy efficiency!
- 7 1/4" baseboards throughout plus 3 1/4" door and window casings with custom window sills!

# THE IPSWICH

2,450 SQ. FT.

## 1ST FLOOR



## Master Suite Fireplace Options

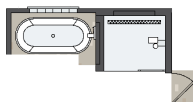
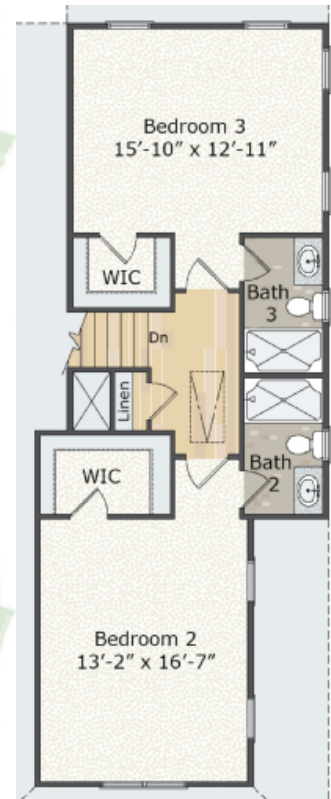


Fireplace Option #1  
45" Dual Sided

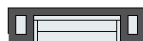


Fireplace Option #2  
45" Linear

## 2ND FLOOR



Master Bath  
Option #1



Great Room  
Fireplace Option #1  
45" Linear



12'x8' Telescoping Sliding  
Rear Door Option #1