



  
MorningtonEstates

# The Birch

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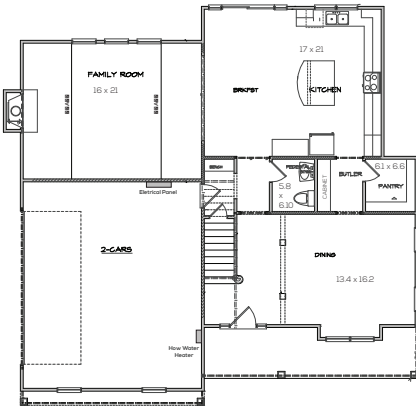


# HOUSE DESCRIPTION

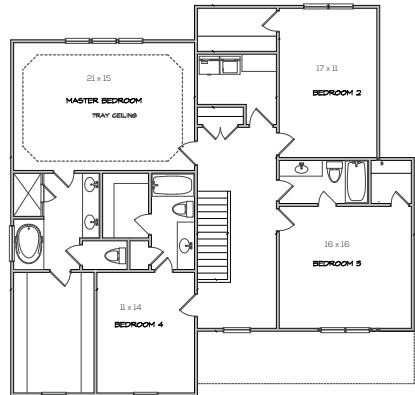
3037 sq. ft.

Modern farmhouse flair with large rocking chair front porch welcomes you home to The Birch a comfortable, open concept design. Ideal to entertain with spacious kitchen and separate dining areas flanked with columns & extensive trim details. Chef kitchen with huge center island. The family room features a modern farmhouse feel with its unique and inviting fireplace. Venture upstairs to enjoy three large bedrooms with spacious closets. The owner's suite features stunning ceiling details and a spa like bath with huge walk in closet. Large windows highlight your private yard ready for outdoor entertainment. Welcome Home!

## FIRST FLOOR PLAN



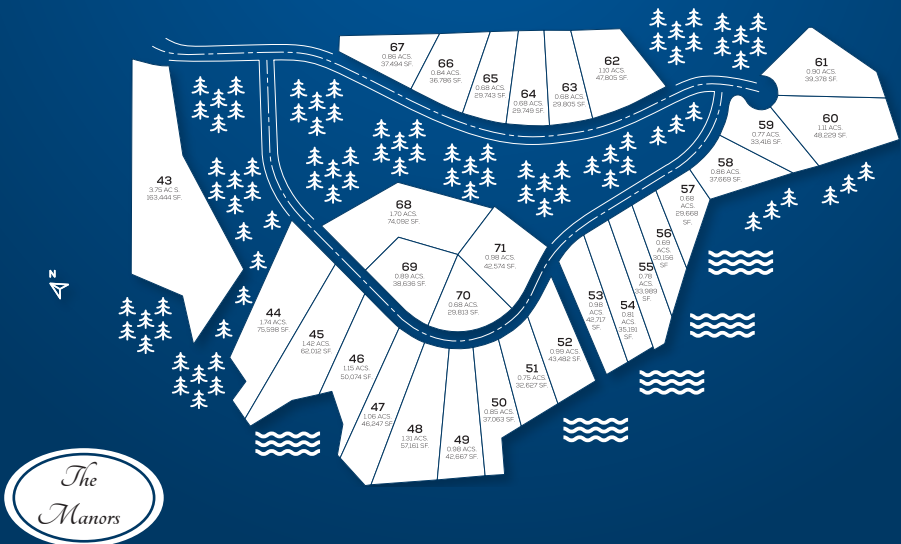
## SECOND FLOOR PLAN



# Home Features

- 30 year architectural roofing shingles
- Engineered Hardwood floors
- Decorative paneling in Dining room and Foyer
- Moen pull out kitchen faucet
- Soft close dovetail drawers in the kitchen
- Walk in closets
- Quartz countertops in the master bath
- Site built engineered framing package
- 5 year HVAC component warranty
- Exclusive 12 month Sword development warranty
- Mornington Estates HOA

## Plat map



# MAP LEGEND

-  Public Schools
-  Golf/Country Clubs
-  Shopping
-  Morningson Estates
-  Lake
-  Hardware
-  Sheetz

