

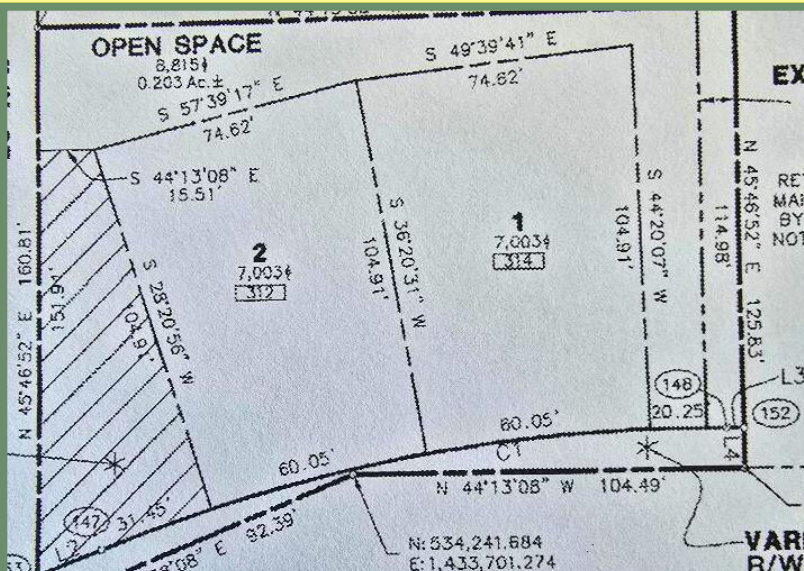


Cattail  
Construction,  
Inc.

**314 CALDWELL RD  
PASADENA, MD 21122**

 Priced from \$629,900

 4 BEDROOMS  2 / 1/2 BATHROOMS



**ESTIMATED COMPLETION IS JANUARY/FEBRUARY 2026!**

### SERVICE WARRANTY

- If House is Pre-Bought, Pre-Construction Meeting
- If House is Pre-Bought, then Post Drywall Meeting
- Pre-Settlement Walkthrough
- 90 Day Inspection List
- 1 Year Inspection List
- 10 Year Structural Warranty

**FOR MORE INFORMATION,  
CONTACT MARYANN PETTIE,  
REALTOR® WITH DOUGLAS REALTY**

 **443-618-9221**

 **410-255-3690**

 **MARYANNPETTIE@AOL.COM**

**MBHR #585**

**WWW.CATTAILCONSTRUCTIONINC.NET**



\*Prices, Terms, Conditions, and Availability are subject to change without prior written notice. Incentives are paid and available with use of Builder's approved lender and Title Company only. Picture above is similar home with options shown 1-14-2026. Floor plans and elevations are artist's illustration of home type and may be shown with options and/or may vary in detail from specifications of actual home for various reasons including our continual improvement process. Room dimensions and square footage are approximate and other available options may not be shown. This brochure is for illustrative purposes only and is not part of a legal contract.



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## KITCHEN SPECIFICATIONS

- Stainless Refrigerator w/ Ice Maker
- Stainless Microwave w/ Outside Vent Above Range
- Stainless Electric Range
- Stainless Dishwasher
- Single Stainless Sink
- Choice of Granite or Quartz Kitchen Counters (Select Builder Samples)
- Island w/ Granite Top
- Cabinet Knob Hardware
- Pendant Lights Above Kitchen Island
- 42" Wood High Wall Cabinets
- Recessed Lights Package
- Soft Close Drawers and Wood Cabinets
- Crown Moulding on Wood Cabinets

## BATHROOM SPECIFICATIONS

- Double Wood Vanities
- One to Two Bowl Cultured Vanity Tops
- Super Bath w/ Soaking Tub Surround in Owners Bath (Depending on Model)
- Tile Surround Shower / Tub in Hall Bath
- Separate Glass Enclosure Tile Shower w/ Seat
- Tile Floors
- Mirror / Towel Bar / Toiler Paper Holder / Toilet / Fixtures
- Exhaust Fan
- Comfort Level Toilets

## INTERIOR SPECIFICATIONS

- Primary Bedroom Tray/Cathedral Ceiling
- LVP Planking on Entire Main Level
- 42" Wood Fireplace w/ Fan, Marble Surround, Painted Mantle
- 2 Ceiling Fans Roughed in and Trimmed in the Primary Bedroom and Family Room
- 2" PVC Chase for Future Wiring
- Shoe Moulding as Needed
- Smooth Ceilings
- Raised 2 Panel Masonite Interior Doors
- Fire Sprinklers
- Walk In Closets Where Models Allow
- IQ Pro Touchscreen w/HVAC, Doorbell, Garage Door, Phone, TV Outlets (Tech Package)
- Finished and Painted Garage Walls
- Carpet Staircase
- Hallway, Bedrooms w/ Upgrade 8 lb. Padding
- 9' First Floor Ceilings
- 8' Second Floor Ceilings
- Ventilated Shelved Bedroom & Linen Closet, Pantry
- Washer/Dryer Hook-Up w/Outside Vent (Bedroom Level)
- Vinyl Cased Window Openings
- Smoke Detectors to Anne Arundel County Code
- 200 Amp Electrical Panel
- Craftsman Trim Package
- Liftmaster Garage Door Opener w/2 Transmitters & Keypad
- ½ Drywall Glued/ Screwed

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## EXTERIOR SPECIFICATIONS

- 1 Floodlight at Center Back of House
- Public Water, Public Sewer
- 36" Wide Concrete Walkway
- Asphalt Driveway
- Shrub Landscape Package
- Sodded Yards to LOD/ Silt Fence
- 1 Hose Bib at the Front of the House and 1 Hose Bib Rear of the House (Location Chosen by Builder)
- Electric GFI Outlets QTY 2/1 at FRONT of House and 1 at BACK of House (Location Chosen by Builder)
- Maintenance Free Vinyl Siding CRAFTSMAN Style

- Oversized Engineered Certified Footings
- Iron Rail around Areaway Exit
- 5"-6" Seamless Aluminum Guttering depending on model
- Partial Stone Front
- 16' x 8' Garage Door to accommodate SUV's- with window inserts depending on model
- Double Reverse Gable depending on the model
- Architectural Shingles
- Exterior Lights at each door depending on model
- Front Concrete Porch
- Exterior Drain Tile
- Exterior Foundation Waterproofing

## LOWER LEVEL SPECIFICATIONS

- 3050 Egress Window w/Window Well for Future Bedroom
- 3-Piece Bath Rough-in in Basement for Future Bath w/ Ejector Pit if Needed
- Triple Plate for true 8' Ceilings in Basement
- Sump Pump
- Exit Areaway w/Full Lite Door
- Poured 8" Solid Foundation

- TJI Joists
- ¾ Tongue and Groove Subfloor, Glued, Nailed, Screwed
- HVAC Ductwork w/Vents
- 4" Poured Solid Concrete Slab
- Interior Drain Tile
- CPVC/PVC Plumbing
- Areaway Drain to Sump Pump

## ENERGY SPECIFICATIONS

- 1-2 HVAC Depending on Model
- Energy Efficient Heat Pump Hot Water Heater
- R-49 Attic Blown Insulation
- R-21 Exterior Wall Insulation in Total
- R-11 Shoot Up Foundation Insulation
- Sill Sealer at the Top of the Foundation
- Insulated Garage Door

- Exterior House Wrap
- Air Stop Package around Plumbing, Electric, HVAC Holes, Etc.
- Low E Argon Vinyl Windows - Caulked and Taped
- Insulated Exterior Doors
- 2 x 6 Exterior Wall Framing
- House Wrap

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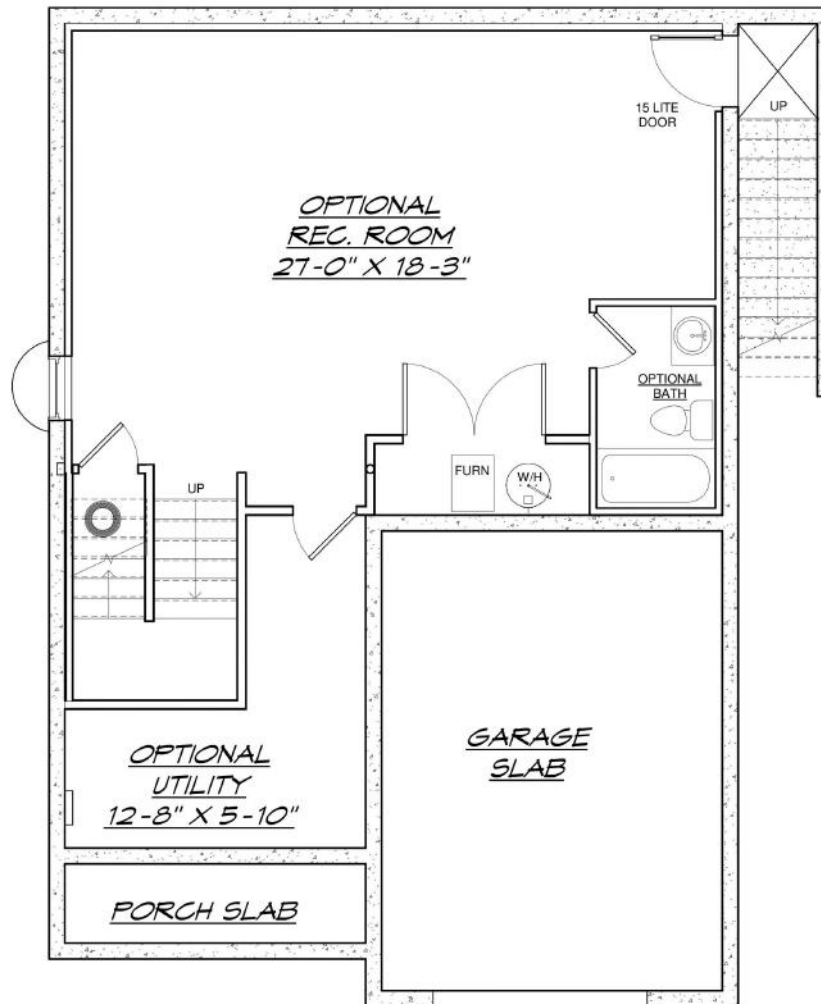


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### WYE 3 FINISHED BASEMENT FLOOR PLAN

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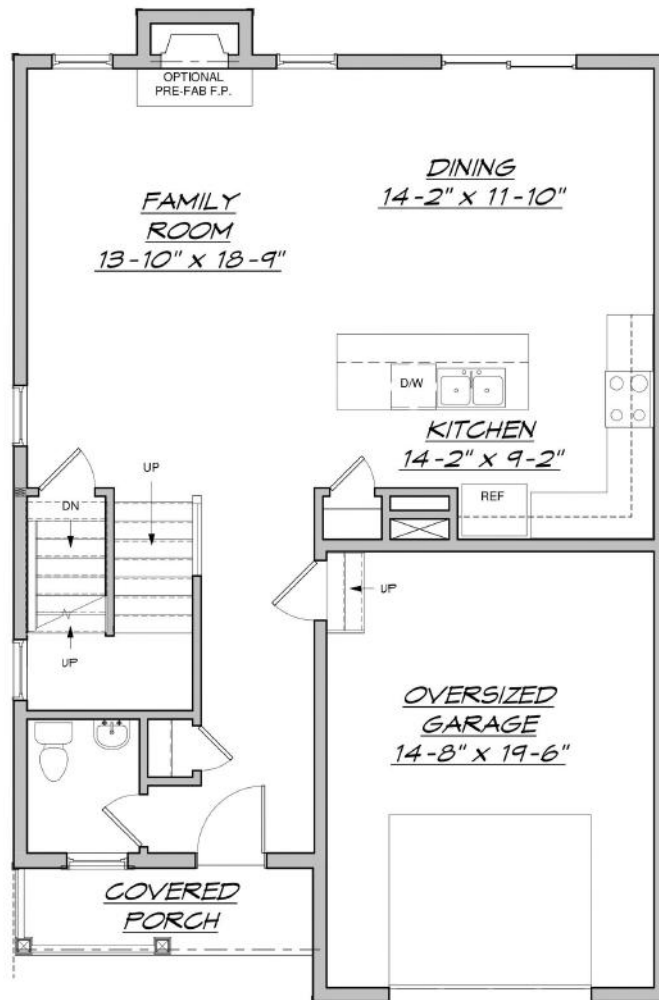


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### WYE 3 FIRST FLOOR PLAN

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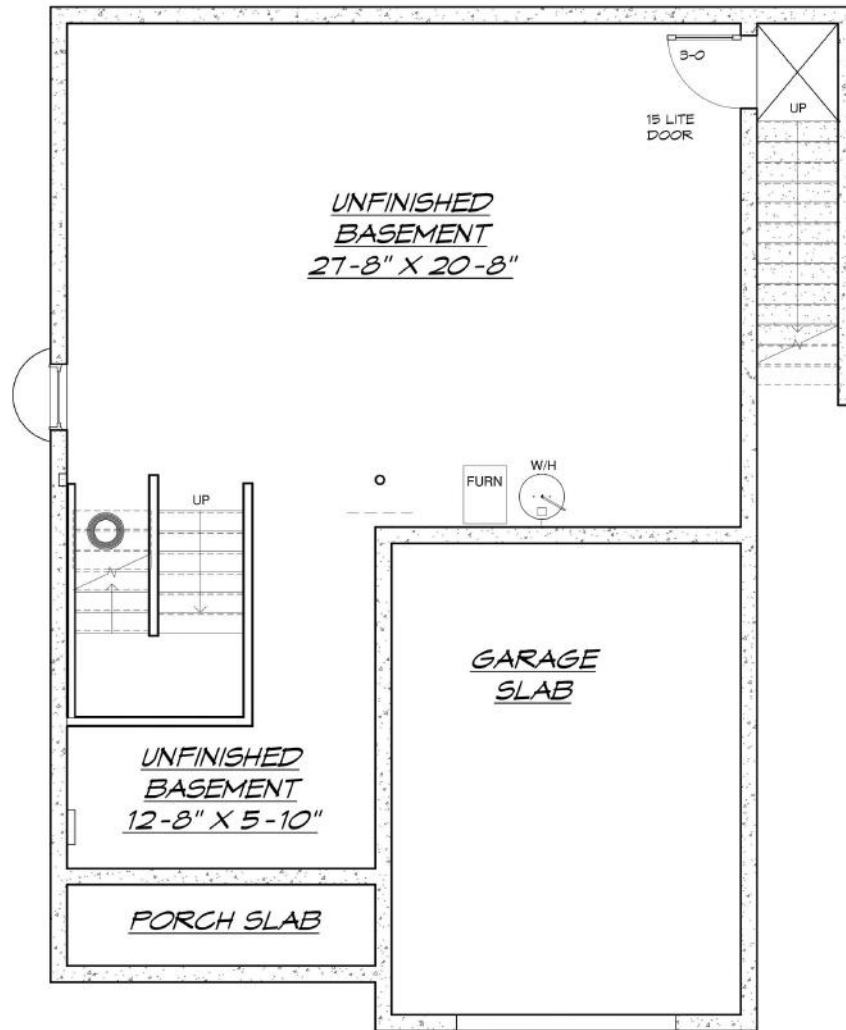


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## WYE 3 UNFINISHED BASEMENT FLOOR PLAN

\*Options Shown\*

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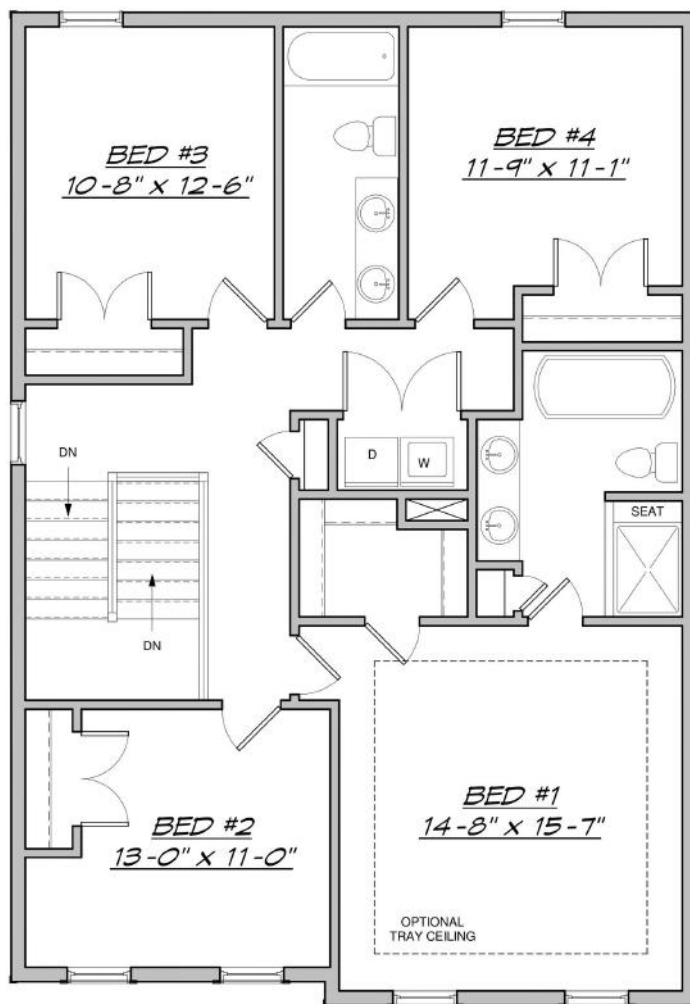


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### WYE 3 SECOND FLOOR PLAN

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