

5838 Dakota Drive

1,625 Square Feet – Three Bedroom, Three Baths, 2 Car Garage

Certified Energy Star Homes

\$239,895



“The Cherokee” in Dakota Crossing
Custom built by Patterson Construction.

The standard features in this home would be upgrades with most other new construction.

Call Bart or Karen for your private showing now!

- * **Formal Vaulted Living Room**
- * **Covered Front Porch**
- * **Hardwood Floors**
- * **Tile Bathrooms**
- * **Full Unfinished Basement**
- * **42" Alder Cabinets**
- * **Large Family Room with Fireplace**
- * **Built-in Niches and Arches**



Where Quality is Standard, Not an Option.

Joe Patterson, CGP

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Bart Duffey

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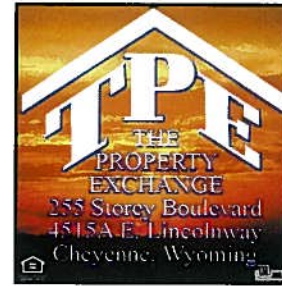
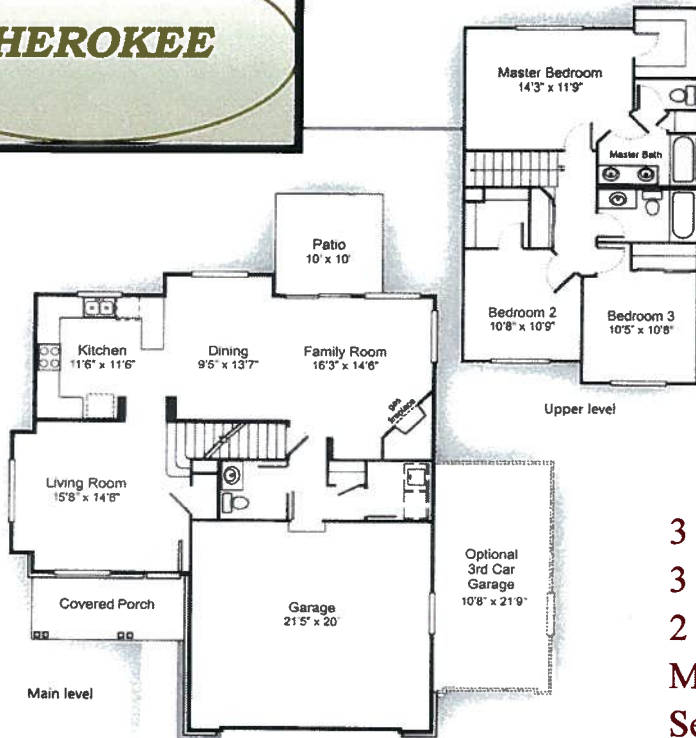


Karen Von Riesen

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CHEROKEE



THE BASICS

3 Bedrooms

3 Bathrooms

2 Car Garage

Main Floor is 880 Square Feet Finished

Second Floor is 740 Square Feet Finished

Basement is 740 Square Feet Unfinished

40 Gallon Hot Water Heater

92% Efficient Furnace

INSIDE FEATURES

Hardwood Flooring in Kitchen, Dining & Entry

Tile Bathrooms, Laundry & Powder room

42" Alder Cabinets with Raised Panels

Alder Cabinets in Laundry Room

Laminate Counter Tops With Alder Edge

Tile Backsplash

Ceiling Fans in All Rooms

Gas Log Fireplace With Cultured Stone & Mantle

Vaulted & Tray Ceilings Throughout

Oak Handrail on Stairway

Numerous Art Niches & Plant Shelves

Breakfast Bar

Oil Rubbed Bronze Fixtures

Decora Lighting Switches

Sante Fe Interior Arched Doors

Walk-In Closet in 2nd Bedroom

Master Bath has Double Sink & Tiled Tub/Shower

Master Suite has Huge Walk-In Closet

OUTSIDE FEATURES

2X6 Construction

R 19 Wall Insulation

R 49 Ceiling Insulation

Heritage 30-Year Roof Shingles

James Hardie Fiber Cement Board Siding

Brick Wainscoat

Amsco Vinyl Low "E" Energy Star Windows

Huge Back "Entertaining" Patio

Fully Landscaped & Irrigated Front Yard

Back Yard Fully Fenced

Insulated Garage Door With Opener

Garage Service Door

Covered Front Porch With Canned Lighting