

Carpe Diem Cottage

13312 NE 111th Court, Redmond

Lovingly crafted in 2004 by award-winning The Cottage Company

Conover Commons has received a number of national awards including: AIA National Housing Award, NAHB Builders Choice Award, PCBC Gold Nugget Award and has been featured in New York Times, Forbes, Wall Street Journal, AARP, Sunset Magazine plus numerous other regional and national media

Architectural design provided by Ross Chapin FAIA, author of 'Pocket Neighborhoods, Small Scale Living in a Large Scale World'

Cottage Home Features:

- Custom lighting fixtures crafted by local artisans.
- 'Dutch' front door – solid wood painted a colorful accent color.
- Extensive paneling, millwork trim, custom cabinetry, high level of interior trim and finish detail.
- Vaulted living spaces with large, open able skylights.
- Possibility to enclose upstairs loft bedroom with permanent wall and door.
- Custom painted cabinetry, crafted by Pt. Townsend artisans, throughout including custom kitchen island with solid maple butcher block top.
- Custom-design, cozy dining nook with maple butcher block top.
- Solid regional hardwood, birch floors on main floor, laid and finished in place. Harvested from regional forests.
- Hand textured 'hawk and trowel' drywall just like old plaster-walled bungalows.
- Blown in blanket insulation.
- Radiant heating to insure high levels of indoor air quality.
- Room-sized covered front porch with cedar decking – dinner for six?
- Colorful exterior paint scheme.
- Long-lasting, Hardi Plank fiber cement siding for durability.
- Custom front-porch flowerboxes. Custom design front porch rail at just the right height for 'perching'.
- Rear yard overlooks nearly 5-acre permanently preserved woodland.
- Large finished garage w/bump out extra storage space.
- Built Green 3-Star Certified.

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Commons Area Features:

- Dramatic Commons building with photovoltaic array that provides electric power for building. Commons building is for the private use of owners for meetings, parties and personal projects and contains a bathroom plus kitchenette with dishwasher.
- Additional Commons room above garage for exercise - an 'away' space.
- Extensive and lush Common area gardens.
- Picnic shelter and children's playground on eastern end of property.
- East edge of property connects to City of Redmond walking trail system.
- Nearly 5-acre permanently preserved woodland full of birds and wildlife.

Home Owners Dues Include:

- Home Owners Dues are \$220.00 per month.
- Garage, recycling and food waste pickup.
- Maintenance & repair of Commons buildings (Commons, garages) and grounds.
- Irrigation for Common area gardens.
- Common area utilities including water, sewer (bathroom in Commons), gas and electric (including garages).
- Exterior maintenance & repair of all structures including individual cottages, Commons building and garages.
- Maintenance of private driveway that serves the community.

Owners are Responsible for:

- Interior maintenance of individual homes.
- Cleaning of home exterior (windows, gutters, roof).
- Individual utility bills including water/sewer, natural gas, electric. Average for gas/electric is \$100.00/mo. Water/sewer averages \$68.00/mo.
- Maintenance of private yard gardens within individual fences.
- Enjoying a life well-lived in a caring, connected, and beautiful community!