



Cottage  District

LiveAtCottageDistrict.com

Boynton Beach, FL 33435



Please turn phone sideways for best viewing experience

TABLE OF CONTENTS

Click items below to proceed to page.

- **Homesite Map**
- **Home Designs**
- **Included Features**
- **Our Commitment to Quality**
- **Pulte Smart Home**
- **Pulte Homes Warranty**





- Townhomes

- Single Family Homes

Cottage District



Map not to scale. Artists Conception: These drawings are conceptual only and should not be relied upon as a representation, express or implied of the final detail. The developer expressly reserves the right to make modifications, revisions, and changes which it deems desirable in its sole and absolute discretion. ©2025 Pulte Home Company, LLC. All Rights Reserved. CBC057850 4-1-25



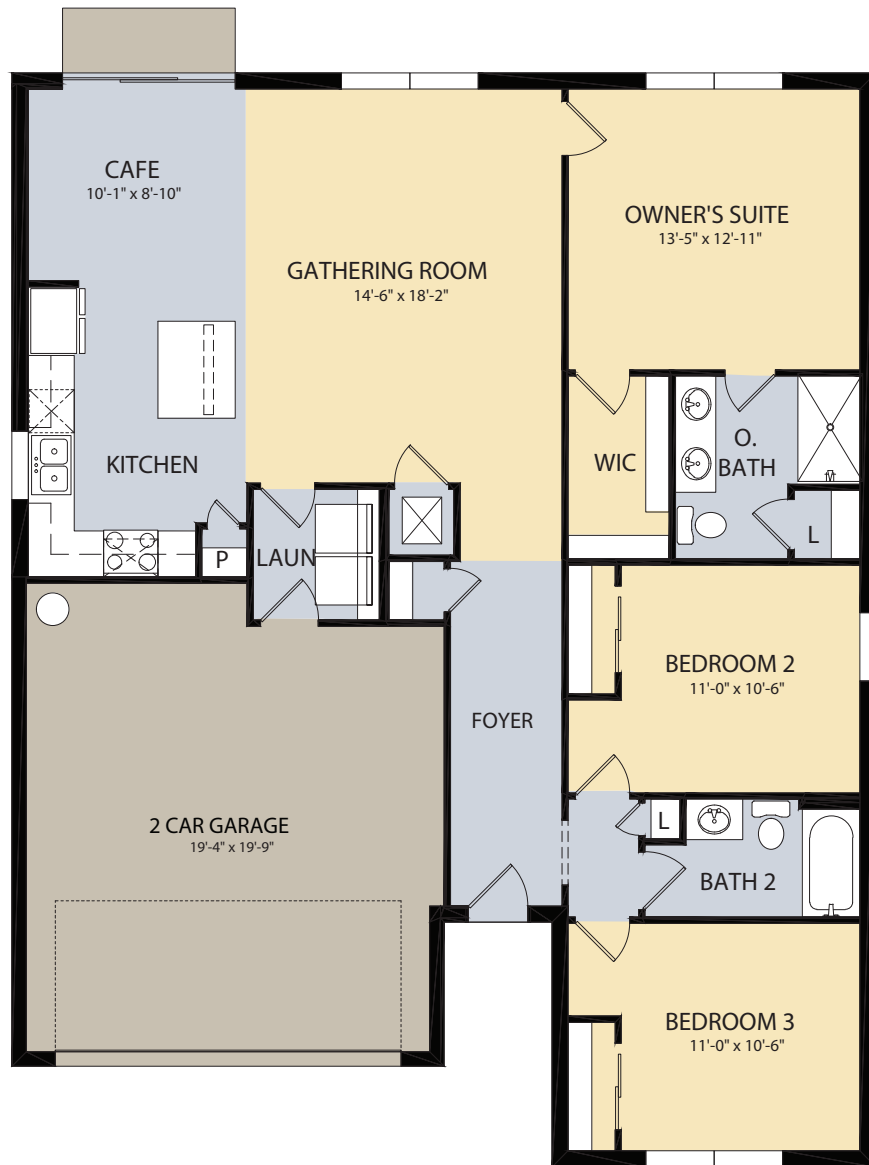
Browning

1,447 A/C Sq. Ft. | 3 Bedrooms | 2 Baths



Browning

- 1,447 A/C Sq. Ft.
- 3 Bedrooms
- 2 Baths



Visit LiveAtCottageDistrict.com for more information
on workforce housing at Cottage District.

Chapman

1,662 A/C Sq. Ft. | 3 Bedrooms | 2 Baths



Chapman

- 1,662 A/C Sq. Ft.
- 3 Bedrooms
- 2 Baths



Visit LiveAtCottageDistrict.com for more information
on workforce housing at Cottage District.

Hamden

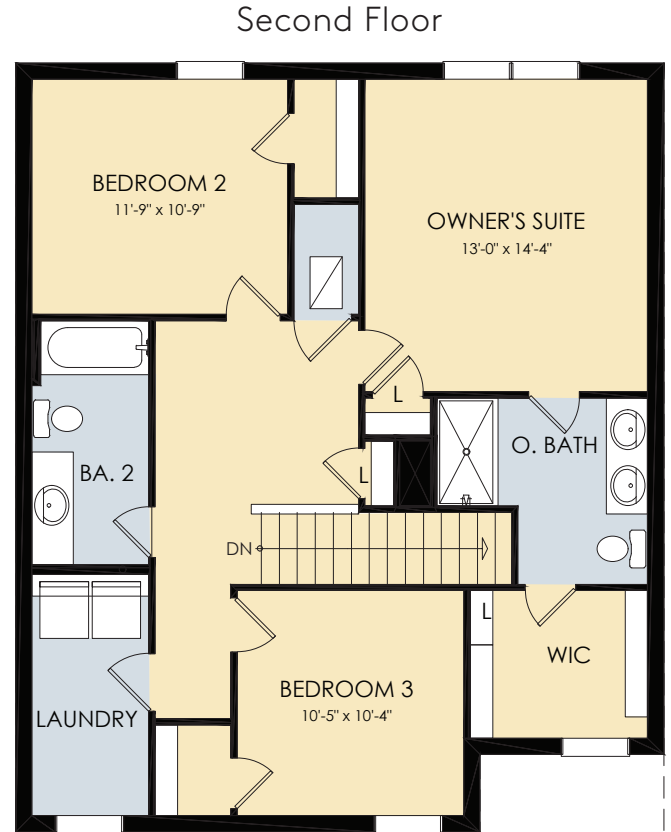
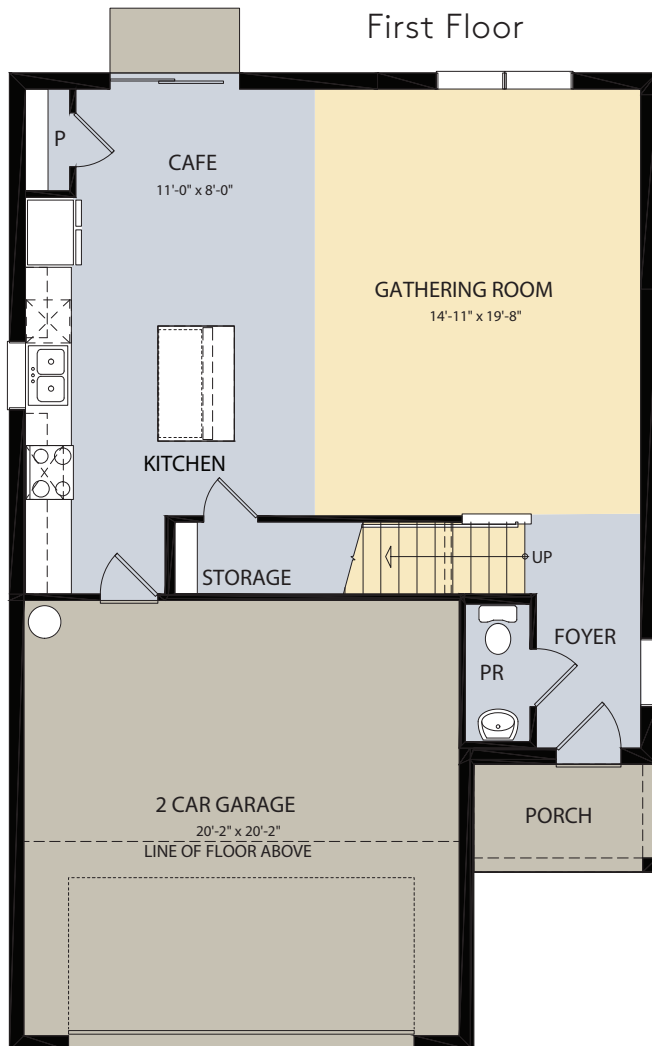
1,822 A/C Sq. Ft. | 3 Bedrooms | 2.5 Baths



Home Exterior CO1

Hamden

- 1,822 A/C Sq. Ft.
- 3 Bedrooms
- 2.5 Baths



Visit LiveAtCottageDistrict.com for more information
on workforce housing at Cottage District.

Cobalt

1,547 A/C Sq. Ft. | 3 Bedrooms | 2.5 Baths



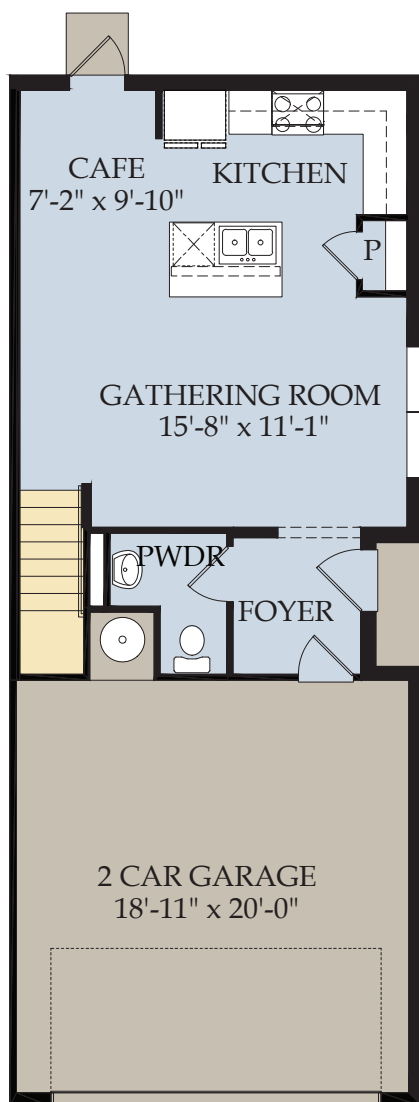
Cottage  District

Pulte
HOMES

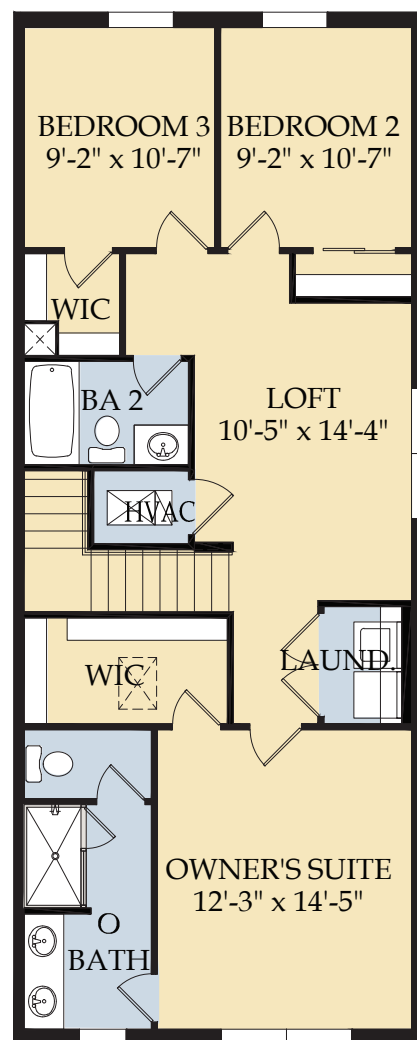
Cobalt

- 1,547 A/C Sq. Ft.
- 3 Bedrooms
- 2.5 Baths

First Floor



Second Floor



Visit LiveAtCottageDistrict.com for more information
on workforce housing at Cottage District.

Latitude

1,555 A/C Sq. Ft. | 3 Bedrooms | 2.5 Baths



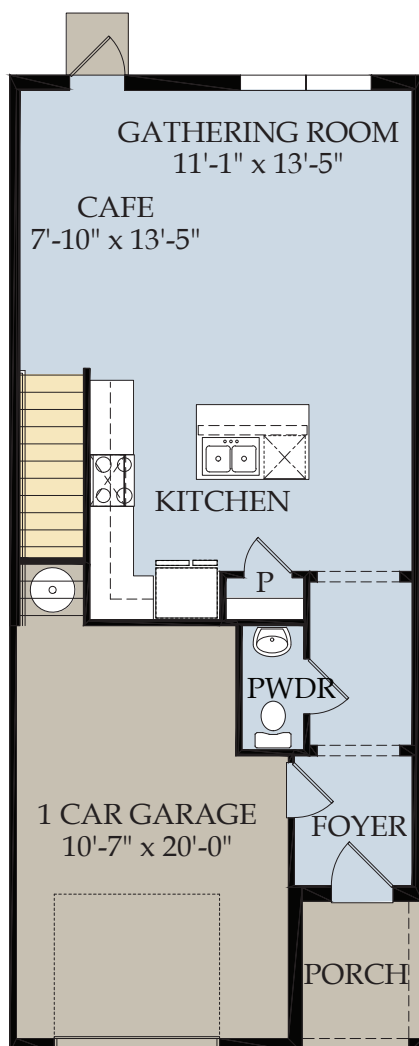
Cottage  District

Pulte
HOMES

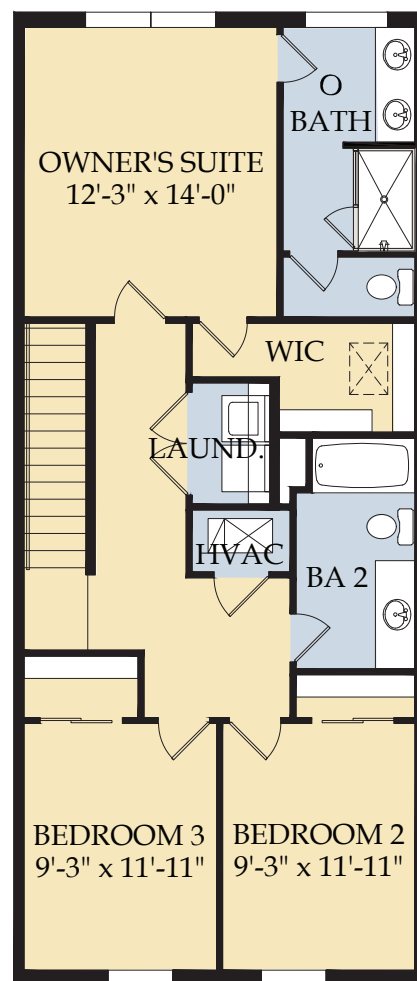
Latitude

- 1,555 A/C Sq. Ft.
- 3 Bedrooms
- 2.5 Baths

First Floor



Second Floor



Visit LiveAtCottageDistrict.com for more information
on workforce housing at Cottage District.



INCLUDED FEATURES

at

Cottage District Townhomes

QUALITY CONSTRUCTION FEATURES

- Steel-reinforced concrete block construction
- Professionally engineered roof trusses with hurricane tie-downs for wind protection
- Impact resistant windows and doors throughout

INTERIOR FEATURES

- Voluminous 9'4" ceilings on first floor and 8' on second floor
- 6'8" 2-Panel Smooth Interior Doors
- Tile floors in Foyer, Hall, Kitchen, Powder Bath, Owner's Bath, Secondary Bath, Laundry and HVAC Closets
- Schlage® chrome lever interior door hardware
- Sherwin-Williams® interior paint
- Knockdown Textured Walls and Ceilings
- Whirlpool Washer & Dryer

IMPRESSIVE KITCHEN FEATURES

- Stainless Steel Whirlpool appliances including; microwave, range, dishwasher & refrigerator
- MasterBrand® Wood Cabinets
- Silestone countertops
- Stainless steel 50/50 undermount kitchen sink
- Moen® chrome kitchen faucet with pull-out sprayer in chrome
- Heavy duty 1/2 HP garbage disposal with Air Switch
- Pantry with shelving system
- Disposal Air Switch

LUXURIOUS BATH FEATURES

- MasterBrand® Wood Cabinets
- Silestone countertops with undermount sinks
- Double sink vanity in Owner's bath
- Moen® decorative chrome faucets/fixtures and accessories
- Seagull® chrome light fixtures
- Sterling® elongated toilets throughout
- Vanity mirrors

ENHANCED EXTERIOR FEATURES

- Architectural Shingle Roof
- Professionally landscaped and sodded homesite with irrigation
- Easy to maintain stucco exterior
- 6'8' Front & Rear Exterior doors
- 7' Garage doors with LiftMaster Garage Door Opener
- Decorative Exterior Coach Light at Garage
- Decorative brick paver driveway
- Aluminum gutters and downspouts whole house
- Exterior waterproof electrical outlets

ENERGY EFFICIENT FEATURES

- Double Pane White PGT Low-E, insulated aluminum windows
- Energy-efficient, 50-Gallon water heater
- Ceiling fan prewires (per plan)
- LED lights in entry hall, kitchen and baths (per plan)
- Lenox 15 SEER central air conditioning and heating system with programmable, digital thermostat
- R-30 ceiling insulation and R4.1 foil on exterior masonry walls
- Exterior Vented hood/microwave

SMART HOME TECHNOLOGY

- Structured media enclosure with dedicated outlet for future equipment
- One CAT6/RG6 combo jack at gathering room
- One CAT6 pre-wired wireless access point in ceiling per finished floor area
- USB outlet in Kitchen and Owner's bedroom
- Smart Home Honeywell Thermostat and Ring Doorbell Camera

EXCLUSIVE FEATURES

- **WARRANTY** 1 year Pulte Protection Plan, transferable limited warranty. Our experienced warranty team is ready to help you with any service needs once you move in.





INCLUDED FEATURES

at

Cottage District Single Family

QUALITY CONSTRUCTION FEATURES

- Steel-reinforced concrete block construction
- Professionally engineered roof trusses with hurricane tie-downs for wind protection
- Impact resistant windows and doors throughout

INTERIOR FEATURES

- Voluminous 8'7" ceilings on first floor and 8' on second floor
- 6'8" 2-Panel Smooth Interior Doors
- Tile floors in Foyer, Hall, Kitchen, Powder Bath, Owner's Bath, Secondary Bath, Laundry and HVAC Closets
- Schlage® chrome lever interior door hardware
- Sherwin-Williams® interior paint
- Knockdown Textured Walls and Ceilings
- Whirlpool Washer & Dryer

IMPRESSIVE KITCHEN FEATURES

- Stainless Steel Whirlpool appliances including; microwave, range, dishwasher & refrigerator
- MasterBrand® Wood Cabinets
- Silestone countertops
- Stainless steel 50/50 undermount kitchen sink
- Moen® chrome kitchen faucet with pull-out sprayer in chrome
- Heavy duty 1/2 HP garbage disposal with Air Switch
- Pantry with shelving system
- Disposal Air Switch

LUXURIOUS BATH FEATURES

- MasterBrand® Wood Cabinets
- Silestone countertops with undermount sinks
- Double sink vanity in Owner's bath
- Moen® decorative chrome faucets/fixtures and accessories
- Seagull® chrome light fixtures
- Sterling® elongated toilets throughout
- Vanity mirrors

ENHANCED EXTERIOR FEATURES

- Architectural Shingle Roof
- Professionally landscaped and sodded homesite with irrigation
- Easy to maintain stucco exterior
- 6'8' Front & Rear Exterior doors
- 7' Garage doors with LiftMaster Garage Door Opener
- Decorative Exterior Coach Light at Garage
- Decorative brick paver driveway
- Aluminum gutters and downspouts whole house
- Exterior waterproof electrical outlets

ENERGY EFFICIENT FEATURES

- Double Pane White PGT Low-E, insulated aluminum windows
- Energy-efficient, 50-Gallon water heater
- Ceiling fan prewires (per plan)
- LED lights in entry hall, kitchen and baths (per plan)
- Lenox 15 SEER central air conditioning and heating system with programmable, digital thermostat
- R-30 ceiling insulation and R4.1 foil on exterior masonry walls
- Exterior Vented hood/microwave

SMART HOME TECHNOLOGY

- Structured media enclosure with dedicated outlet for future equipment
- One CAT6/RG6 combo jack at gathering room
- One CAT6 pre-wired wireless access point in ceiling per finished floor area
- USB outlet in Kitchen and Owner's bedroom
- Smart Home Honeywell Thermostat and Ring Doorbell Camera

EXCLUSIVE FEATURES

- **WARRANTY** 1 year Pulte Protection Plan, transferable limited warranty. Our experienced warranty team is ready to help you with any service needs once you move in.



OUR COMMITMENT TO QUALITY

Our building practices meet or exceed industry requirements. With over 65 years of experience, we have homebuilding down to a science.



Pulte Construction Standards meet or exceed those of the industry. We strictly follow all specifications for every system, as well as those for the fit and finishes throughout the house. Independent auditors regularly conduct inspections for verification and quality control.

DURABILITY

Foundation	<p>VERIFIED QUALITY: Both Field Manager and municipality inspections to verify foundation quality</p> <p>TAPE AND POLY SEAMS: Protective measure taken to help minimize intrusion of vapor, moisture, and gases such as radon</p>
Exterior (Brick/Stone/Stucco)	<p>VENEERS WITH DRAINAGE PLANES: Installed to minimize likelihood of water intrusion, with drainage planes behind exterior veneers to help repel moisture away from your home</p> <p>HURRICANE PROTECTION: Impact glass windows are a standard feature in every home and engineered to meet the Florida Building Code</p>
Framing	<p>DETAILED INSPECTIONS: Performed to ensure expert framing and a solid structure that will last for years to come</p> <p>STEEL-REINFORCED CONCRETE BLOCK: Professionally engineered concrete block wall construction reinforced with concrete and steel rebar</p>
Roofing	<p>UNDERLAYMENT: Installed in locations on the roof where leaks are most likely to occur, acting as a barrier to help keep moisture from entering your home</p> <p>ROOF TRUSSES WITH HURRICANE STRAPS: Professionally engineered roof trusses attached by hurricane straps anchored in concrete</p>

ENERGY EFFICIENCY

Draft Protection and Moisture Prevention	<p>BUILDING HOUSE WRAP: Engineered to minimize rain intrusion into walls while allowing water vapor to pass to the exterior. Seams carefully sealed to reduce excess air flow.</p> <p>BUTYL TAPE/LIQUID WATERPROOFING: Installed at all tubs, windows, and doors to reduce the risk of water damage, as well as excess air flow from entering or exiting your home</p> <p>CONSTRUCTION JOINTS & WINDOW FRAMES: Sealed to help limit leaks and drafts, keep bugs out, and help reduce dust and allergens</p> <p>WEATHERPROOF WALL PENETRATIONS: Installed at exterior wall plumbing and electrical penetrations to provide sealed air barrier and reduce the risk of water intrusions that can lead to mold, dry rot and other problems</p>
Windows	<p>LOW-E WINDOWS: Installed to reduce energy loss and control heat transfer while lessening UV rays that can cause fading on some furniture</p>
Heating and Cooling	<p>HVAC SYSTEMS: Appropriately sized to deliver outstanding efficiency, help lower energy consumption, and help lower energy bills</p>
Appliances	<p>ENERGY-EFFICIENT APPLIANCES: Chosen to reduce energy consumption and help you save on energy costs</p>

FINISH DETAILS

Fixtures and Finishes	<p>NATIONAL BRAND PARTNERSHIPS: Curated premium design and details for your home through our national partnerships with Moen®, Whirlpool®, Shaw®, and Sherwin-Williams®, so the details and design in your home are first class</p>
Drywall/Interior	<p>FIELD MANAGER INSPECTIONS: Ensure proper drywall installation to help create smooth walls and minimize cracks and screw pops</p>



SMART HOME

SMART FROM THE GROUND UP



WHEN YOUR HOME GETS SMARTER, YOUR LIFE GETS EASIER

Pulte Smart Home gives you the flexibility to make your home exactly as smart as you want it to be, basic prewired and ready for anything.

Enjoy robust Wi-Fi and next-level home entertainment.

The future is here. And it lives at your house, with Smart Home from Pulte.

pulte.com/SmartHome

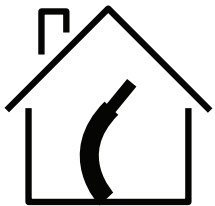
SMART HOME BASE: EVERY HOME IS PREWIRED FOR CONNECTIVITY



WIRING ENCLOSURE



WIRELESS ACCESS
POINTS WIRING



HARDWIRED ROOM



CAT6 WIRING

Pulte Smart Home features are available for an additional cost and may be installed by a third party after your home purchase. Pulte makes no representation or guarantee that equipment, networks, or services will satisfy all homeowner needs or that such equipment, network, services, or any connected devices are secure or will prevent cyberattacks or privacy intrusions even if properly configured. Wireless performance in homes will vary due to construction and/or design changes, placement of appliances/furnishings, usage, and local conditions. Homeowners must obtain their own Internet service and determine their bandwidth needs. Some features of Pulte Smart Home may require a compatible device and require that you have an account with a third party. Features shown or described are each a model, manufacturer, type, and grade selected by builder, and builder reserves the right to substitute the selection at any time without notice. Any warranty or guaranty of any product included or installed is offered by the product manufacturer or installer and not Pulte Homes, and builder does not warrant any product or its installation. Features of the Pulte Smart Home are not a substitute for a home security system or monitoring company. See sales consultant for details regarding Pulte Smart Home features and costs. Photograph is for illustrative purposes only and is not an actual representation of any features or designs of a specific home or features offered. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. © 2018 PulteGroup, Inc. All rights reserved. October 2021





1-Year Limited Structural Warranty

We won't just
build you
a new home.
We'll also
stand behind it.

Pulte homes are built for life and
the way you live it. Peace of
mind comes from the thoughtful
Life Tested® design, quality
craftsmanship, and a warranty
you can rely on.

WARRANTY HIGHLIGHTS

1

year coverage on structural
elements of the home

1

year coverage
on various types of
water infiltration
and internal leaks

1

year coverage on the
workability of plumbing,
electrical, HVAC, and
other mechanical systems

1

year coverage
on materials and
workmanship



Warranty is
transferable



More Life Built In®



Descriptions of features and products are not a warranty as to performance of any feature or product, but are a general description of intended performance. In our continuing effort to improve our product, Pulte reserves the right to make changes or modifications to plans, specifications, materials, features, or floor plans without notice. Construction features, techniques, and materials are subject to modification and change from time to time without notice. See sales consultant for actual features and materials in a particular home at time of purchase. Pulte reserves the right to modify, substitute, or withdraw any features, designs, appliances, or manufacturers listed or described at any time without notice. Warranties are transferable to subsequent owner who takes title within the applicable warranty period. Information above is intended only to highlight certain aspects of the warranty. Terms, conditions, exclusions, and limitations apply. Warranty is based on Performance Standards criteria that are set forth in the full warranty. A complete description of warranty terms, conditions, exclusions, and limitations is found in your contract. 1-year structural warranty covers: footings, bearing walls, beams, girders, trusses, rafters, bearings, columns, lintels, posts, structural fasteners, subfloors, and roof sheathing.

The photograph depicts a model containing features or designs that may not be available on all homes. Actual energy usage is dependent on a number of factors, including energy consumption, energy conservation practices, home orientation, and weather conditions. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. Life Tested® is a registered trademark of PN II, Inc. © 2021 Pulte Home Corporation. More life built in® is a registered trademark of PN II, LLC. All other trademarks not owned by builder are the property of their respective owners. © Pulte Home Company, LLC. All rights reserved (Oct. 2021). CBC057850