

## THE PINE MODEL - BUILT FOR LIFE. DESIGNED FOR MORE.

This **home model** by Catana Homes offers flexible living, elevated design, and built-in value, inside and out. Whether you want to grow, host, or invest, this home is made for modern life.

### INTERIOR HIGHLIGHTS

#### Quartz countertops

with stainless steel undermount sink in kitchen And single lever Faucet



#### High-quality bathroom finishes

- Chrome single-lever faucets
- Matte black vanity light fixtures
- Matching black cabinet pulls

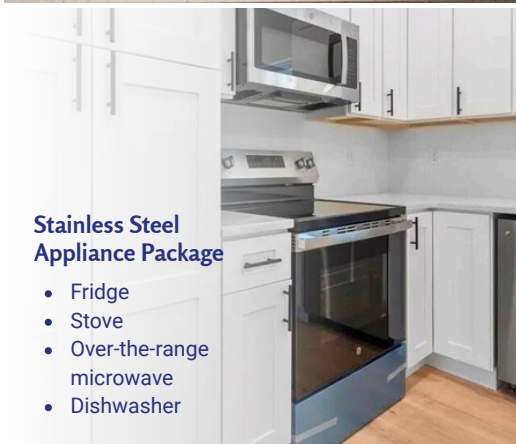


Walk-in closet, ensuite with dual sinks, separate water closet (as per plan)



#### Stainless Steel Appliance Package

- Fridge
- Stove
- Over-the-range microwave
- Dishwasher



#### Open-Concept Layout with Oversized Kitchen Island



#### On-Trend Cabinets with 36" uppers



#### 9-Foot Ceilings on the main floor

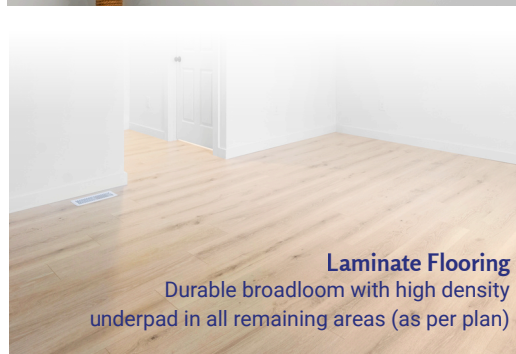


#### In-Suite Main Floor Laundry



#### Laminate Flooring

Durable broadloom with high density underpad in all remaining areas (as per plan)







## COMFORT ON THE INSIDE. CONFIDENCE ON THE OUTSIDE.

Every detail of the PINE MODEL is crafted with purpose, from an expansive front porch to a gourmet kitchen and a private secondary suite.

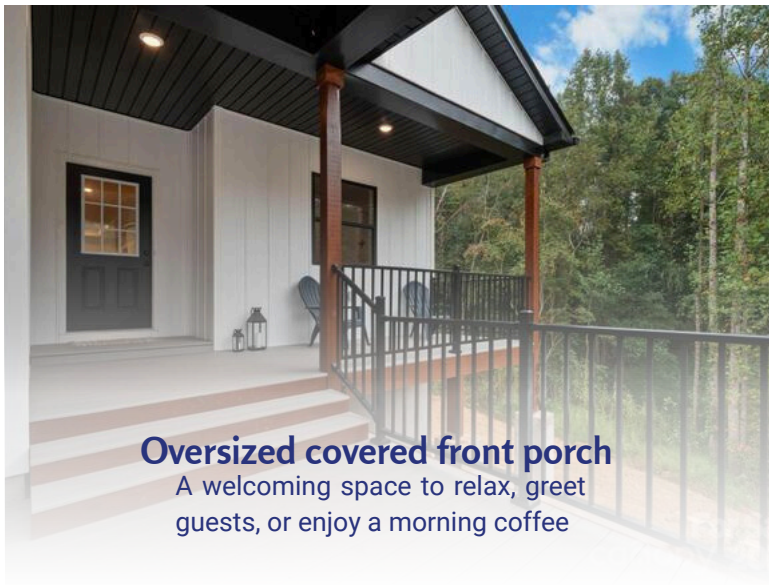
### EXTERIOR FEATURES



**Raised covered deck**  
with direct access  
from the kitchen



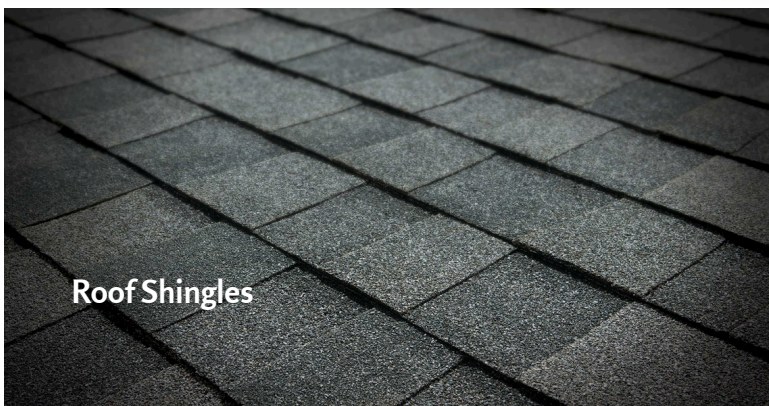
**Windows &  
Siding**



**Oversized covered front porch**  
A welcoming space to relax, greet  
guests, or enjoy a morning coffee



**Concrete Driveway**  
included with concrete sidewalk



**Roof Shingles**

#### Additional Peace of Mind

- **2/10 New Home Warranty** Enrollment (paid by the seller):
  - **1-year coverage** on distribution systems and workmanship (backed by Catana Homes)
  - **10-year structural warranty** (provided by third party)

#### FOR INQUIRIES:

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Renderings are the artist's concept and may show upgraded or optional features not included with the standard design. The floor plan may be mirrored. Dimensions, specifications, and architectural detailing are subject to minor modifications. Indicated square footage may vary and may include open-to-above or open-to-below space. The final location of the sump pump is based on site conditions, building code, and zoning. See Sales Representative for Details. Broker Protected. E. & O.E. May 2024





## PINE DUPLEX | 4204, 9th St NE, Hickory, NC 28601

### TWO HOMES. ONE SMART DESIGN.

This special Pine Duplex configuration—designed exclusively for the 9th St. project—offers private, self-contained living for multigenerational families or income potential. With independent systems, enhanced privacy, and thoughtful construction upgrades, this home is built for flexibility and peace of mind.

## TECHNICAL & PERFORMANCE FEATURES



- ▶ **1-Hour Fire-Rated Separation**  
Between upper and lower units for enhanced safety
- ▶ **Noise Reduction System**  
5" of Rockwool insulation applied between floors to reduce sound transfer
- ▶ **Fully Independent Distribution Systems**  
Separate HVAC, plumbing, and electrical systems for each unit, separate meters
- ▶ **Private Covered Entrance**  
Secure and separate access for the lower unit
- ▶ **Large Lower Level Egress Windows**  
Approx. 4' x 4'4" windows provide safety and natural light in lower level bedrooms

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