



F A L L I N G W A T E R S  
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The Kennemur Cottages

Established 2009

# The Kennemur Cottages

## **Offered By**

Clear Creek Properties, LLC – The Developers of Falling Waters®

## **Designed By**

KempHallStudio  
Kirkland Architects & Associates  
TS Adams Studio  
Harrison Design Associates

## **Plan Development and Consulting**

A.S. Dover Construction  
Chastain & Associates  
Insidesign

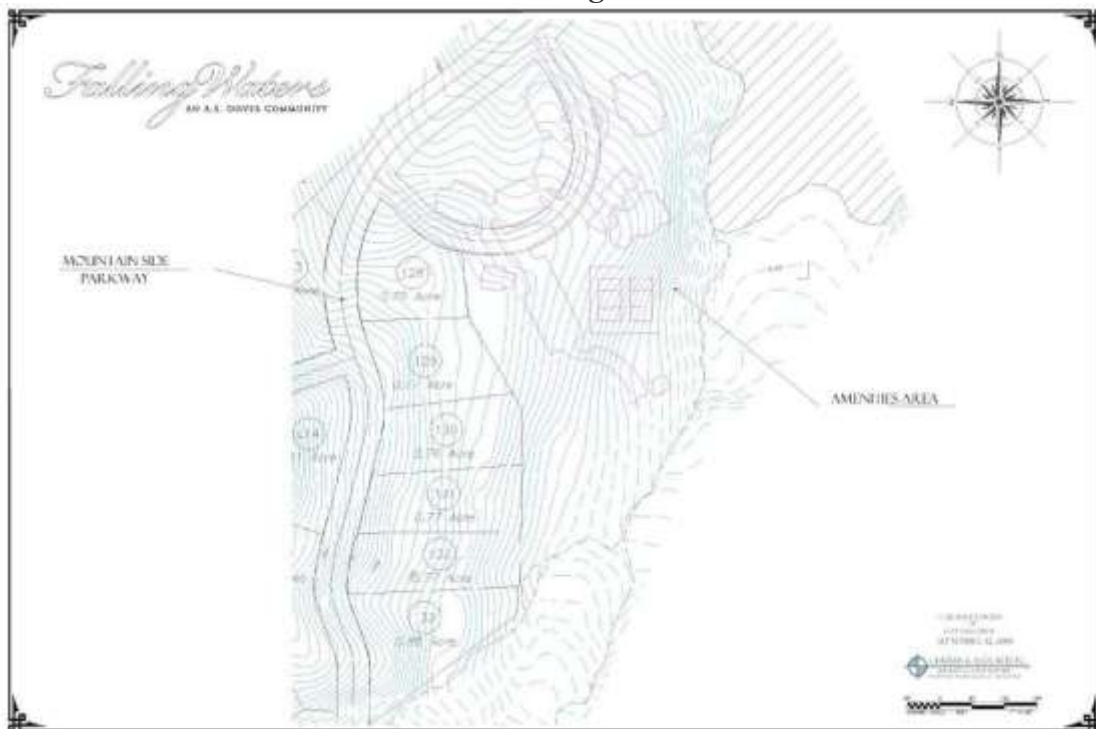
## **Builders**

Lundstrom Homes  
Kasteel Custom Homes

# The Kennemur Cottages

The Kennemur Cottages are a grouping of six efficiently sized homes intimately located next to the planned Falling Waters® Amenity Village and Kennemur Lake. Each Cottage will sit within a heavily wooded private home site of .75 acres to .98 acres. Cottage owners will have convenient access to Twin Falls Trail, Kennemur Lake and all the planned amenities of Falling Waters® Village. Each cottage is being designed to offer floor plans that provide mountain living in perfect balance with nature. Built with “an eye for the details”, each Cottage is designed with appropriate use of natural “green” building materials and programmed with reliable energy efficient construction materials and appliances. For mountain home buyers who prefer not to fully design and build a custom home, the Kennemur Cottages offer a compelling alternative unavailable anywhere else in north Georgia.

Kennemur Cottage Site Plan



Kennemur Cottage Site Plan by Chastain & Associates

## The Details

Simplicity and Authenticity, these are the hallmarks of Falling Waters® and these same characteristics are thoughtfully captured in the Kennemur Cottages. This simple yet elegant design embodies the quiet quality of life appreciated for centuries here in the mountains of North Georgia.

Covered outdoor living areas allow you to enjoy the soft cadence of every rain shower and the invigorating breeze of a fall evening. Poplar Bark, hemlock board and batten style siding along with foundations faced with natural stacked stone, harvested directly from the property, provide a sense of stepping back in time.

Inside, details recreate true period design and the finishes with warmth that extends from the fireplace to the cooking, dining and living areas. The main level master bedroom is spacious with a generous closet space and a well appointed master bath. And upstairs there is an additional bedroom of ample size and a functional loft for guests, kids or grand-children to enjoy.

### Kennemur Cottage Features

- 1,350 to 1,750 sq. ft. on main level, 450+ sq. ft. upper level, 800+ sq. ft. of opt. living space - terrace level.
- Master on main, 2nd bedroom on the upper level, 3rd bedroom optional on terrace level. Each bedroom has its own bath. Additional 1/2 bath on main level.
- Indoor and Outdoor wood-burning fireplaces
- Screened-in porch, sitting porch, grilling porch and a covered terrace patio.
- Open floor-plan for entertaining
- Appropriate use of natural materials and colors on the exterior.
- Exceptional Energy efficient appliances and the high quality finishes on the interior.

# Cottage Specifications

With the combination of style and function in mind, our architects and in-house design team will arrange fine appointments in every room including all materials and color selections, wood species for floors, doors and cabinets as well as light fixtures and appliances. Emphasis is placed on exceptional natural materials, energy efficiency, lifestyle and reliability (long-term value).

## Exterior

- Rough sawn hemlock board and batten
- Native black locust posts and wrought iron handrails
- Native and/or Tennessee field stone on foundations & fireplaces
- Extruded aluminum clad double hung windows (Lincoln, Anderson or JELD-WEN)
- 30 year medium pressure treated cedar shake shingles (roof)
- 2 Isokern masonry wood burning fireplaces
- main level porch and terrace level
- Professional hardscaping and native landscaping

## Interior

- Kitchen
  - Hand made custom poplar cabinets with antique glaze and dovetail joinery
  - 3'-7" heavy character barn wood  $\frac{3}{4}$  tongue and groove flooring
  - Sub-Zero and Wolf appliances
  - Large stainless steel sink or porcelain farm sink
- Dining Area
  - 3'-7" heavy character barn wood  $\frac{3}{4}$  tongue and groove flooring
  - 10' paneled ceilings with natural timbering
- Lodge Room
  - 3'-7" heavy character barn wood  $\frac{3}{4}$  tongue and groove flooring
  - Vaulted ceiling with stone stacked wood burning masonry fireplace
  - Paneled reclaimed barn wood casting and base board
  - Heavy timber ceiling and hand-textured walls
- Powder Room
  - Sterling dual flush toilet (water conservation)
  - Custom cherry vanity with copper sink
  - Clay textured walls

## Interior (Cont.)

- Master Bedroom
  - 7” wide tongue and groove wood plank flooring
  - 5 panel custom period-correct doors
  - Antiqued textured walls
  - Accent timber ceiling
- Master Bathroom
  - Stone or tile flooring with wood baseboards
  - Walk-in stone or tiled shower
  - His and hers dual vanity
  - Old fashion slipper tub
- Other features
  - Laundry room with in-wall ironing board and rinse sink
  - Paneled walls in stairwell
  - Ceiling fans in each bedroom
  - Home security and in-home music system
  - Cable TV and high-speed internet
  - Re-circulating hot water heater with on-demand hot water
  - HVAC – heat pump

## Kennemur Cottage Program

Cottage Site Selection

Contract to Build Includes:

Architectural Design/Floor Plan Modification Opportunity

Complete Construction Coordination / Management

4 Architectural Consultations

Complete Construction Documentation

Full Landscape Design Modification Opportunity

Driveway Installation

Homeowner PO Box - Falling Waters® Post Office

Full Falling Waters Club Membership

Authorized to Participate in Falling Waters Lease Program

Kennemur Cottage – Exterior & Interior

“Look and Feel”

