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PRICE SCHEDULE

RETRO DEALS ON AVAILABLE DEVELOPER INVENTORY
LIMITED DEVELOPER INVENTORY - JUST 3 FINISHED UNITS AVAILABLE
4 SALES IN 2009 & 2 IN 2010 TO DATE - STILL GREAT PRICES

TOWN HOMES

THIMBLEBERRY:

			2008 List Price	2010: 20th Century Sale
11913 Cottage Glen Dr	Unit 4019**	2011 sf	\$350,900	\$304,900

**Completed with Premium Finish Package - See other side for details.

Note: 11 of 12 existing Developer Town Home units have sold.

SINGLE-LEVEL DUPLEX

ASTER:

			2008 List Price	2010: 20th Century Sale
1635 Jensen Drive	Unit 2010**	1849 sf	\$412,900	\$349,900

**Completed with Premium Finish Package - See other side for details.

Note: 9 of 10 existing Developer Single-Level Duplexes have sold.

FREE-STANDING COTTAGE HOMES

MODEL: Black-Eyed Susan (retro deal includes upgrades and furnishings)

11935 Anderson Court	Unit 1008	1761 sf	\$366,400
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TO BE BUILT HOME STYLES (new construction):

Ladyslipper	1684 sf	\$369,300	Daylily	2048 sf	\$412,100
Ladyslipper II	1918 sf	\$395,800	Iris	2247 sf	tbd
Black-Eyed Susan	1761 sf	\$376,400	Forget-Me-Not	2496 sf	\$435,500

Daylily price excludes sunroom. Forget-Me-Not price includes sunroom

Prices reflect construction on a "C" site.

If constructed on a "B" site, add \$12,500; if on an "A" site, add \$25,000.

SELECT REALES

1658 Jensen Drive	#4001	town home	2115 sf	\$339,900
1652 Jensen Drive	#4004	town home	2115 sf	\$329,000
11909 Cottage Glen Drive	#4017	town home	2115 sf	\$349,000
each of the above Town Homes is an end-unit style with more finished square footage, greater storage, and extra windows (in kitchen & dining area)				
1647 Jensen Drive	#2012	single-level	1849 sf	\$354,900

Please review information sheets for detailed specifications.

Information is believed to be accurate, but is not warranted, and is subject to change.

The Developer has scheduled price changes as of May 1 and November 1 each year.

However, availability and prices are subject to change at any time without notice.

For inquiries about Cottage Glen and available residences or to schedule a private tour, please contact the exclusive marketing agent: PREMIER PROPERTIES OF DOOR COUNTY INC.

920.854.9799 • 3055 Church Street Ephraim WI 54211.0542

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DEVELOPMENT TEAM

DEVELOPER - Ellison Bay Development Co., LLC

ENGINEERING & UTILITY DESIGN - Baudhuin, Inc.

ARCHITECTS - Henry Isaksen & Portside Properties, Inc.

GENERAL CONTRACTOR - Portside Properties, Inc.

ROADS & INFRASTRUCTURE - Harbor Construction of Door County, Inc.

PRAIRIE CONSULTANT - Prairie Nurseries (Westfield, WI)

LEGAL COUNSEL - Pinkert Law Firm

DEVELOPMENT FINANCING - Baylake Bank

TITLE & CLOSING AGENT - Peninsula Title

INTERIOR DESIGN SERVICES - Sister Bay Trading Co.

REAL ESTATE SALES & MARKETING - Premier Properties of Door County Inc.

ASSOCIATION FEES

\$280 PER MONTH, PAYABLE QUARTERLY

covers typical condominium operations and reserves, plus a variety of recreational amenities, well & sanitary systems, and a resident caretaker

*Homes over 2400 sq ft are subject to a condo fee surcharge.

PREMIUM FINISH PACKAGE

PRICES FOR TO BE FINISHED UNITS:

Ladyslipper I & II - \$21,000; All Other Models - \$25,000

The upgrades from the standard custom finish are highlighted below.

A detailed list is available separately. Standard custom finish is in parentheses.

KITCHEN APPLIANCES - Stainless Steel (white, bisque, or black)

KITCHEN CABINETS - Flat Panel Birch (flush maple)

KITCHEN COUNTER TOP - Level 2 Granite (formica)

KITCHEN SINK - Undermount Stainless Steel (top mount porcelain)

KITCHEN CABINET CROWN MOLDING - 3¼" (2¼")

APRIL AIRE HUMIDIFIER

BATHROOM VANITY TOPS - Lippert Upgraded 1½" Cultured Hard Surface with Molded Sink (formica)

WET BAR IN TOWNHOMES - granite counter top (formica)

DOORS - Six-Panel Solid Birch (solid core flush birch)

FLOORING IN KITCHEN, DINING, LIVING, & MAIN FLOOR HALLWAYS

- 2¼" #3 Maple with Maple Vents (varies)

MASTER BEDROOM - upgraded carpet

INTERIOR WINDOW & DOOR CASING - 4" Maple (3¼")

INTERIOR BASE TRIM - 4½" Maple (3¼")

Dimensions are approximate.

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ENVIRONMENTAL FEATURES & RECREATIONAL AMENITIES

SEPTIC SYSTEM - Cottage Glen's waste disposal system is a state-of-the-art at-grade aerobic biological system. Waste water is processed through a series of underground tanks utilizing a microbial-aeration technology that reduces the wastewater to essentially potable water before it is released to the drainfield.

PRAIRIE - The 5-acre prairie (including the 3.5 acre drainfield) has been restored to a natural Wisconsin prairie containing nearly two dozen species of native grasses and wildflowers. Prairie Nurseries (Westfield, WI) was retained to undertake this restoration.

WATER - A high volume community well serves all the homes at Cottage Glen. The system includes a well house containing a 3,600 gallon pressure tank and an underground 11,000 gallon tank reserve. The quality of water is monitored on an ongoing basis to comply with the State of Wisconsin regulations which require testing similar to municipal wells.

SURFACE COVERAGE - The developer has chosen to construct less than 2 units per acre on the site and has decided to have an impervious surface ratio of less than 20%. The impervious surface ratio includes all buildings, roads, parking, and other improvements that restrict the absorption of water.

DRAINAGE - A comprehensive drainage plan, approved by Door County, has been implemented to ensure proper surface water management.

RECYCLING - A recycling center is located on the property.

CLUBHOUSE

Fitness Center

with exercise equipment

Indoor swimming pool - 44 x 22 feet

Whirlpool

Sauna

Lounge with Prep Kitchen

Locker rooms

TENNIS COURTS

Two outdoor tennis courts

OUTDOOR POOL & DECK

Swimming pool - 30 x 18 feet

Deck and pool furniture

HIKING TRAILS

Throughout the development

ACCESS TO

ELLISON BAY BEACH & PARK

Via trail & covered bridge
to Hwy 42 & then a short walk



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ELLISON BAY AREA INFORMATION

WELCOME TO OUR NEIGHBORHOOD!

Some of our friends and neighbors are listed here. Enjoy!

RESTAURANTS

- T. ASHWELL'S, Ellison Bay - 854-4306
- CHEF ANDY'S HILLSIDE INN, Ellison Bay - 854-4477
- MINK RIVER BASIN, Ellison Bay - 854-2550
- THE VIKING, Ellison Bay - 854-2998
- WAGON TRAIL RESTAURANT, Rowleys Bay - 854-2385
- SHORELINE, Gills Rock - 854-2950
- AL JOHNSON'S, Sister Bay - 854-2626
- BASE CAMP, Sister Bay - 854-7984
- DOOR COUNTY BAKERY, Sister Bay - 854-1137
- DOOR COUNTY ICE CREAM FACTORY, Sister Bay - 854-9693
- DOOR DELI, Sister Bay - 854-4514
- DRINK COFFEE, Sister Bay - 854-1155
- FRED & FUZZY'S, Sister Bay - 854-6699
- HUSBY'S, Sister Bay - 854-2624
- INN AT KRISTOFER'S, Sister Bay - 854-9419
- JJ'S & LAPUERTA, Sister Bay - 854-4513
- MISSION GRILLE, Sister Bay - 854-9070
- MORETTI'S, Sister Bay - 854-6610
- NORTHERN GRILL & PIZZA, Sister Bay - 854-9590
- SISTER BAY BOWL, Sister Bay - 854-2841
- SISTER BAY CAFE, Sister Bay - 854-2429
- WATERFRONT, Sister Bay - 854-5491

STORES

- PIONEER GENERAL STORE, Ellison Bay - 854-2805
- SILLY GOOSE GENERAL STORE, Ellison Bay - 854-9692
- WM CAXTON LTD. BOOKSELLER, Ellison Bay - 854-2955

GALLERIES

- CLAY BAY POTTERY, Ellison Bay - 854-5027
- GILLS ROCK STONWARE, Ellison Bay - 854-2774
- LINDEN'S, Ellison Bay - 854-2487
- NEWPORT HOUSE, Ellison Bay - 854-2621

FURNISHINGS

- SISTER BAY TRADING, Sister Bay - 854-2554

THE CLEARING, Ellison Bay - 854-4088

ELLISON BAY SERVICE STATION - 854-2088

ELLISON BAY INFORMATION - 854-5448



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COMMONLY ASKED QUESTIONS

Q. WHAT ARE THE ASSOCIATION FEES?

A. The Association Fees are currently \$280 per month, payable quarterly. Association fees are subject to change. For free-standing cottage homes larger than 2400 square feet, there is a surcharge of 4.5% on the Association Fees.

For comparisons to other condominium communities, please consider that Cottage Glen offers a variety of recreational amenities, a community well and sanitary system (with no separate sewer fees or holding tank pumping), and a resident caretaker.

Q. WHAT DO THE ASSOCIATION FEES COVER?

A. The Association fees cover operating expenses such as payroll, road maintenance, use and upkeep of the common elements, trash removal, recycling, snow removal, and sanitary system and water usage. The fees also fund specific reserves for items such as painting, roofing, equipment replacement, and road resurfacing.

Q. WHAT AMENITIES DOES COTTAGE GLEN OFFER?

A. Cottage Glen features indoor & outdoor pools, whirlpool, sauna, tennis courts, a complete fitness center, groomed hiking trails, picnic area and underground utilities, all in a beautiful wooded setting. For more details, see "Recreational Amenities."

Q. CAN I MODIFY MY HOME?

A. All exterior and interior structural changes must be approved by the Association. Exterior cosmetic changes must also be approved by the Association.

Q. WHAT ABOUT MY LANDSCAPING?

A. Owners of free-standing and patio homes will be responsible for maintaining their own landscaping within a defined area around the residence. Property beyond this defined area will be maintained by the Association in a manner consistent with the natural setting. In order to maintain uniformity around the 4-unit buildings, owners will not be allowed to have individual landscaping. All plantings around the 4-unit buildings will be maintained by the Association.

Q. WHO IS THE LENDER FOR COTTAGE GLEN?

A. Baylake Bank in Sturgeon Bay is the lender to the development. Purchasers interested in financing their units are encouraged to contact Mike Gilson for current financing rates and terms.

Q. IS THERE A RESIDENT CARETAKER?

A. Yes. Doug McCubbin is the full-time resident caretaker. He & his wife, Phyllis, live in one of the cottages at Cottage Glen.



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COMMONLY ASKED QUESTIONS - 2

Q. WHAT ARE THE WARRANTIES ON APPLIANCES?

A. All manufacturers' warranties will pass to Owners at closing.

Q. ARE PETS ALLOWED?

A. Owners are allowed a maximum of two domesticated pets (dogs &/or cats). Pets must be on leash or in the owner's hands while outdoors. Owners are responsible for picking up after their pets. Renters are not allowed to have pets on the property.

Q. IS OUTDOOR GRILLING ALLOWED?

A. Gas grills only are allowed at the residences in Cottage Glen and they must conform with local ordinances.

Q. WHAT ARE THE ESTIMATED TAXES FOR A HOME AT COTTAGE GLEN?

A. Liberty Grove property taxes for 2007 were approximately 0.85% of the "Estimated Fair Market Value". Your purchase price is a reasonable indicator of "Estimated Fair Market Value". It is therefore believed that a conservative assumption for property taxes would be 1% of the purchase price. (Please note that the 2007 Tax Rate was \$10.465714 per \$1,000 of Assessed Value with an Assessment Ratio of 81.10%).

Q. HOW MANY HOMES WILL THERE BE AT FULL OCCUPANCY?

A. There are a total of 74 homes planned at Cottage Glen. 73 of the homes are or will be owner occupied and the 74th home is for the resident caretaker. The caretaker's home is owned by the Homeowners' Association.

Q. HOW WILL DECISIONS BE MADE? WHAT ARE THE VOTING RIGHTS?

A. The Association will have a Board of Directors which is currently controlled by the Developer. Each unit owner will have a vote in all elections and the Developer will have special voting privileges according to the Declaration.

Q. WHAT IS THE RENTAL POLICY?

A. The rental policy is one month minimum.

Q. HOW ARE HEAT AND ELECTRIC COSTS CHARGED TO EACH UNIT?

A. Propane tanks will provide fuel for each home. Owners will be billed for their actual consumption by the Association's propane provider. Likewise, each home will have a meter for electrical service and each owner will receive an individual bill from WPS.

Q. IS CABLE SERVICE AVAILABLE? IS THERE HIGH SPEED INTERNET ACCESS?

A. Yes. Charter Cable has wired Cottage Glen. So a home owner just needs to contact Charter and order the cable and/or internet service that the owner prefers.



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TOWNHOMES

These walk-out style townhomes offer spacious floor plans for comfortable living.

Each home has its own private entry, an open concept floor plan, powder room, private master suite, & cathedral ceiling in the living room. The walk-out lower level would make a perfect guest suite featuring a large family room, bedroom, full bath, & ample storage space.

HIGHLIGHTS

- Door County fieldstone fireplace - rough hewn mantle
- Built-in bookshelves & cabinets adjacent to fireplace
- Beadboard accents in kitchen, bath, & living room
- Whirlpool tub in master bath
- Walk-in closets
- Skylight in the master bath
- Cathedral ceiling in living room
- Living room in lower level suite
- Ceramic tile in bathrooms & foyer
- GE appliances
- Water softener
- 9' ceilings
- Solid core doors
- Attached over-sized 1-car garage
- Two storage areas on the lower level
- Propane forced air heat
- Propane connection at deck for owner's gas grill
- Central air conditioning
- Cedar siding

INTERIOR UNITS (2011 sf)

Living Room	15 x 17
Family Room	15 x 21
Dining Room	14 x 17
Kitchen	10 x 8
Utility Room	7 x 7
Powder Room	7 x 5
Master Bedroom	12 x 15
Master Bath	9 x 14
Second Bedroom	12 x 13
Second Bath	10 x 6
Mechanical	21 x 9
Storage	12 x 7

EXTERIOR UNITS (2115 sf)

Living Room	17 x 17
Family Room	16 x 20
Dining Room	13 x 17
Kitchen	11 x 9
Utility Room	8 x 6
Powder Room	7 x 5
Master Bedroom	12 x 15
Master Bath	9 x 14
Second Bedroom	12 x 13
Second Bath	10 x 6
Mechanical	13 x 10
Storage #1	15 x 9
Storage #2	12 x 6

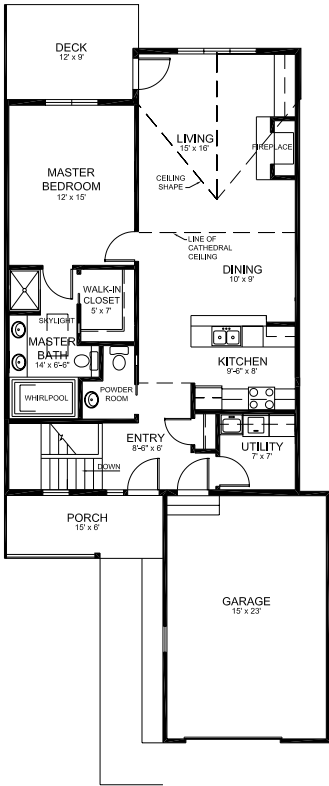
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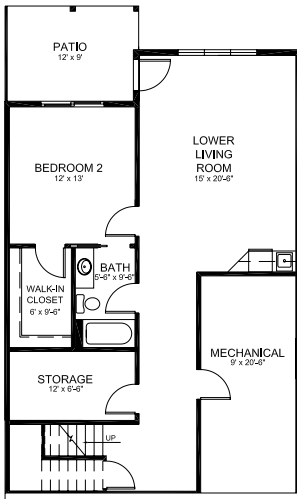
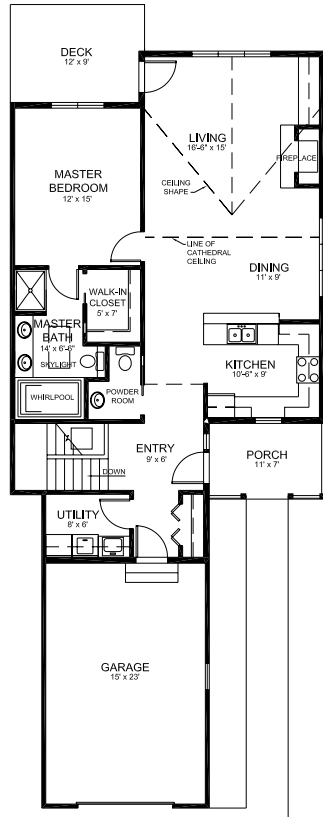
TOWNHOMES

Interior Unit

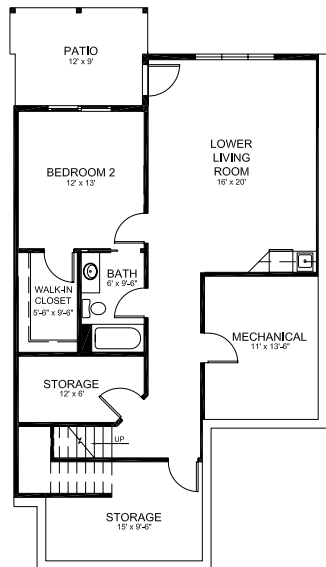


main level

Exterior Unit



walk-out lower level



These floor plans are for the units on the left side of the building. Floor plans for the units on the right side of the building are the mirror image of these.

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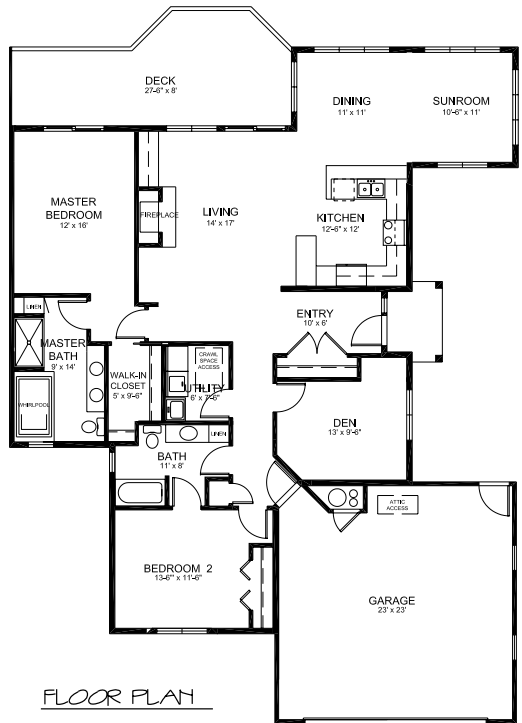
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SINGLE-LEVEL PATIO HOMES

Buildings offer two attached homes, each with a single-level design. Each home has a private master suite, second bedroom, den or office, oversized dining area with adjoining sunroom, & attached 2-car garage. Floor to ceiling windows provide spectacular woodland views. The open design is perfect for entertaining family and friends, yet cozy enough for just the two of you!

HIGHLIGHTS

- Door County fieldstone fireplace - rough hewn mantle
- Built-in bookshelves and cabinets adjacent to fireplace
- Beadboard accents in kitchen, bathroom, & living room
- Whirlpool tub in master bath
- Walk-in closet in master suite
- 9'+ ceiling height
- 12' ceiling in living room & master bedroom
- Ceramic tile in bathrooms & foyer
- Spacious den/office
- GE appliances
- Water softener
- Solid core doors
- Attached 2-car garage
- Propane forced air heat
- Large deck with propane connection for owner's grill
- Central air conditioning
- Cedar siding



FLOOR PLAN

1849 SQUARE FEET

Living Room	21 x 15	Dining & Sunroom	22 x 11
Kitchen	12 x 12	Den/Office	13 x 11
Master Bedroom	16 x 12	Master Bath	12 x 9
Second Bedroom	16 x 12	Second Bath	12 x 8
Foyer	9 x 6	Utility Room	9 x 6
Deck	28 x 8	Garage	24 x 24

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FREE-STANDING COTTAGE HOMES

The perfect blend of the "old Door County cottage" you remember combined with the conveniences of modern day living!

COTTAGE HOME HIGHLIGHTS

- Door County fieldstone fireplace - rough hewn mantle
- Beadboard accents in kitchen and bath
- Whirlpool tub in master bath
- Walk-in closet in master suite
- Cathedral ceiling in living room
- Ceramic tile in the bathrooms and foyer
- GE appliances in kitchen and laundry room
- Solid core doors
- Attached 1-car or 2-car garage (depending on plan & site)
- Covered front porch and wood decks in back wood
- Water softener
- Propane forced air heat
- Propane connection at deck for owner's gas grill
- Central air conditioning
- Cedar siding

LADYSLIPPER • 1684 sq ft
 BLACK-EYED SUSAN • 1761 sq ft
 LADYSLIPPER II • 1918 sq ft

DAYLILY (w/o sunroom) • 2048 sq ft
 DAYLILY (w/sunroom) • 2200 sq ft
 FORGET-ME-NOT (w/sunroom) • 2496 sq ft
 IRIS (only available on one site) • 2247 sq ft

For prices, please see current Price Schedule.

LADYSLIPPER

The smallest cottage home offers a cozy floor plan with quality interior features. The 2 bedroom, 2-1/2 bath home has a private master suite on the first floor, cathedral ceiling in the living room, & an attached garage. This design is available with either a 1-car or a 2-car garage.

BLACK-EYED SUSAN

This single family cottage design offers a spectacular master suite on the entire second level - including a study, spacious walk-in closet, & luxurious bath. The home also features a vaulted ceiling and Door County fieldstone fireplace in the living room, tile flooring, & beadboard accents.

DAYLILY

This single family cottage design has just the perfect amount of space - a spacious home for just the two of you or plenty of room for entertaining family and friends. The home features a large kitchen, loft area overlooking the living room, den/study, and 2nd floor guest suite! Sunroom is optional.

FORGET-ME-NOT

This largest home design has a versatile floor plan to satisfy different lifestyles. The first floor features a cathedral ceiling in the living room, sunroom, & private master suite. The upper floor has a large loft, finished game or family room, & a 2nd bedroom suite with sitting room.

Please review the detailed plans for single family residences and site availability.

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LADYSLIPPER I (WITH 1-CAR GARAGE)

Free-Standing Cottage Home

This single family cottage offers a cozy floor plan with quality interior features.

The 2 bedroom, 2 1/2 bath home has a private master suite on the first floor, cathedral ceiling in the living room, loft, and an attached garage.

The two decks off the rear of the home are the perfect place for the outdoor grill enthusiast or bird watcher!



SPECIAL FEATURES

- Loft area overlooks living room
- Two decks (16 x 10 and 12 x 6 feet)
- Attached 2-car garage (26 x 13 feet)

Please see "Free-Standing Cottage Homes" for "Cottage Home Highlights"

1684 SQUARE FEET

Living Room	17 x 15
Dining Room	11 x 10
Kitchen	10 x 8
Laundry Room	10 x 6
Powder Room	6 x 6
Master Bedroom	15 x 12
Master Bath	14 x 8
Second Bedroom	17 x 13
Second Bath	9 x 6
Loft	15 x 15
Foyer	9 x 7

Dimensions are approximate.

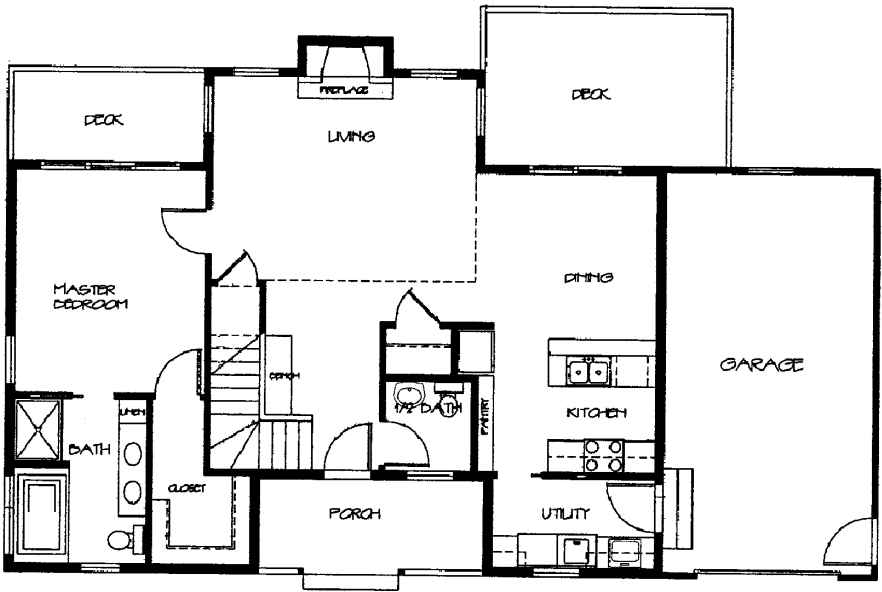
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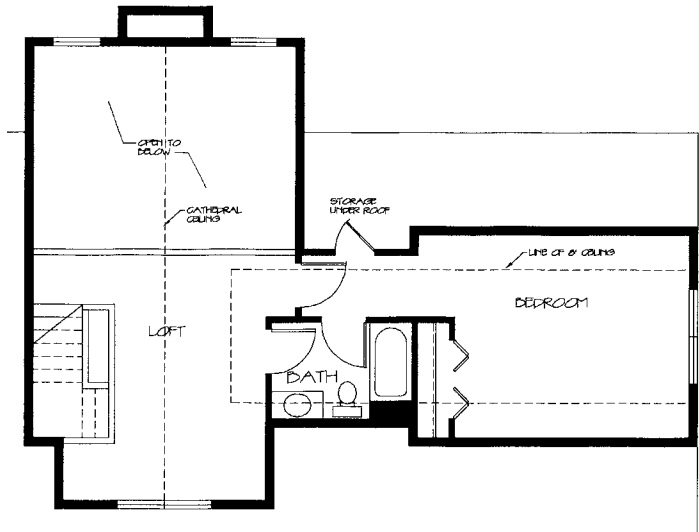
LADYSLIPPER I

(WITH 1-CAR GARAGE)

Free-Standing Cottage Home



First Floor



Second Floor

Dimensions are approximate.

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LADYSLIPPER II (WITH 2-CAR GARAGE)

Free-Standing Cottage Home

This single family cottage offers a cozy floor plan with quality interior features.

The 2 bedroom, 2-1/2 bath home has a private master suite on the first floor, cathedral ceiling in the living room, loft, and an attached garage.

The two decks off the rear of the home are the perfect place for the outdoor grill enthusiast or bird watcher!



SPECIAL FEATURES

- Loft area overlooks living room
- Two decks
(16 x 10 and 12 x 6 feet)
- Attached 2-car garage
(26 x 23 feet)

Please see
"Free-Standing Cottage Homes"
for "Cottage Home Highlights"

1918 SQUARE FEET

Living Room	17 x 15
Dining Room	11 x 10
Kitchen	10 x 8
Laundry Room	10 x 6
Powder Room	6 x 6
Master Bedroom	15 x 12
Master Bath	14 x 8
Second Bedroom	19 x 13
Second Bath	12 x 6
Loft	15 x 15
Foyer	9 x 7

Dimensions are approximate.

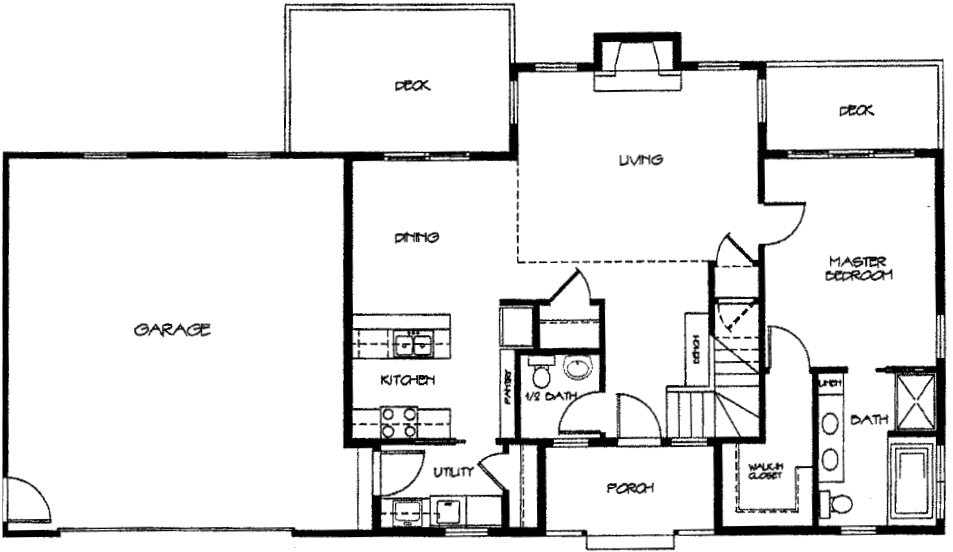
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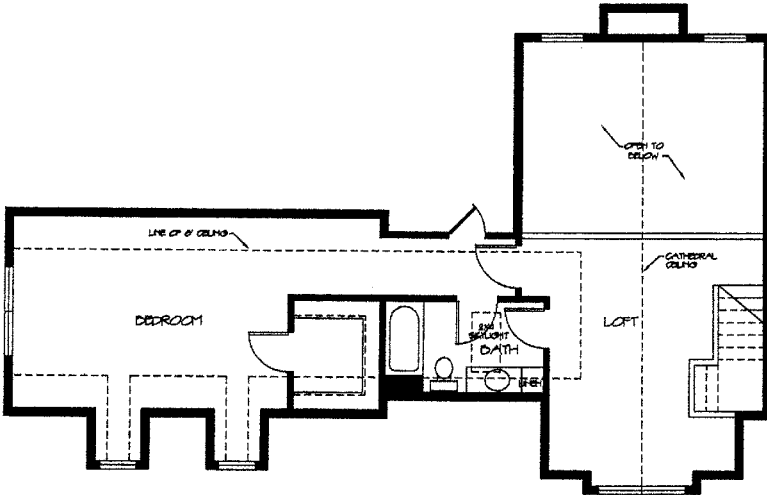
LADYSLIPPER II

(WITH 2-CAR GARAGE)

Free-Standing Cottage Home



First Floor



Second Floor

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BLACK-EYED SUSAN Free-Standing Cottage Home

This single family cottage design offers a spectacular master suite on the entire second level - including a sitting room, spacious walk-in closet, & luxurious bath.

The home also features a vaulted ceiling and Door County fieldstone fireplace in the living room, tile flooring, beadboard accents, and an attached garage.

A large deck offers a place to enjoy the natural setting.



SPECIAL FEATURES

- Skylight in master bath
- Walk-in closet in master suite
- Study in master suite
- Cathedral ceiling in living room
- Deck (12 x 12 feet)
- Attached 1-car garage (23 x 16 feet)

Please see

"Free-Standing Cottage Homes"
for "Cottage Home Highlights"

1761 SQUARE FEET

Living Room	17 x 13
Dining Room	17 x 12
Kitchen	12 x 12
Laundry Room	8 x 5
Master Bedroom	14 x 13
Master Bath	17 x 7
Sitting Room	13 x 12
Second Bedroom	13 x 12
Second Bath	9 x 8
Foyer	9 x 5

Dimensions are approximate.

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DAYLILY

Free-Standing Cottage Home

This gracious floor plan is hard to resist!

A large kitchen opens up to the dining & living rooms. The rest of the first floor consists of a private master suite, laundry room, & powder room.

The upper level has an additional bedroom, den/office, second full bathroom, and loft area that overlooks the living room.

Add to this a rear deck (with optional sunroom or screened porch) that spans 29 feet in length & you have the perfect retreat!



SPECIAL FEATURES

- Loft area overlooking the living room
- Upper level den/office
- Deck (29 x 9 feet)
- Garage (24 x 22 feet)
- Optional sunroom or screened porch

Please see
"Free-Standing Cottage Homes"
for "Cottage Home Highlights"

2048 SQUARE FEET

Living Room	19 x 15
Dining Room	14 x 13
Kitchen	13 x 12
Laundry Room	9 x 7
Powder Room	8 x 3
Master Bedroom	16 x 13
Master Bath	13 x 9
Second Bedroom	14 x 13
Second Bath	15 x 6
Loft	11 x 9
Den/Office	12 x 9

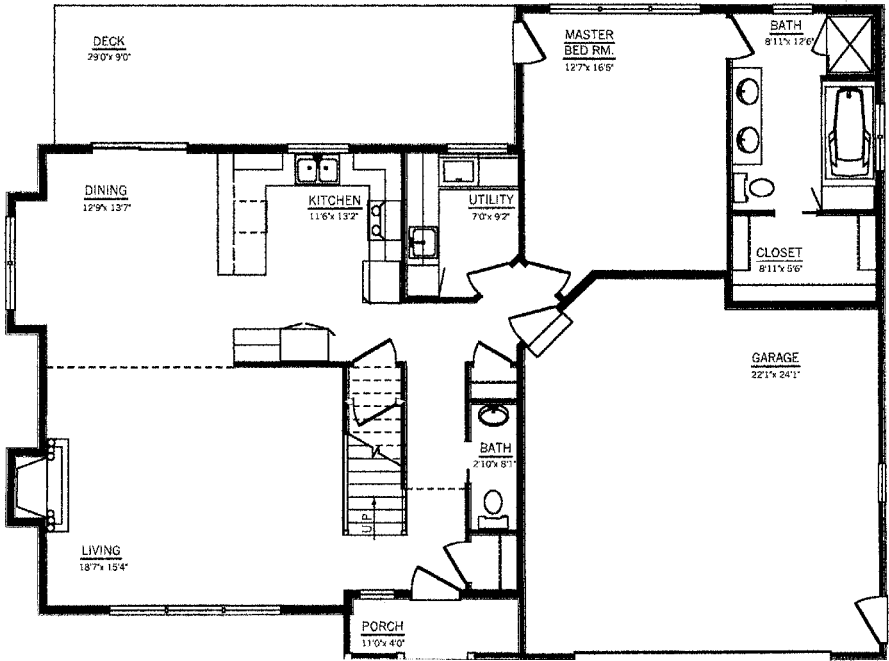
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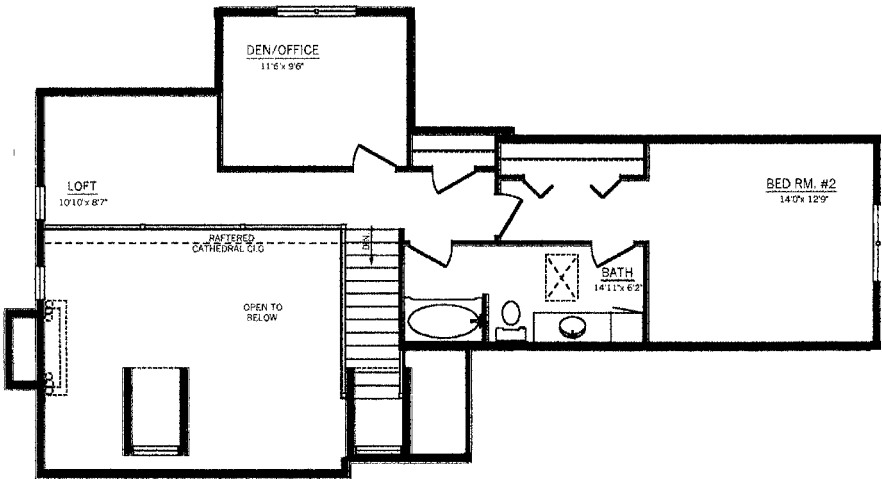
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DAYLILY

Free-Standing Cottage Home



First Floor



Second Floor

Dimensions are approximate.

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IRIS

Free-Standing Cottage Home

This walkout style single family cottage design is unique in style with the common rooms and master suite on the main level and a complete guest suite on the lower walkout level.

The 2 bedroom, 2 1/2 bath home has an open concept living space, a private master suite, cathedral ceilings, & a 2-car attached garage.

A spacious home with a comfortable floor plan makes it practical for many different lifestyles!



SPECIAL FEATURES

- Built-in bookshelves & cabinets adjacent to fireplace
- Lower level family room
- Spacious den/office
- Two unfinished storage (or bonus) rooms on lower level (15 x 11 and 33 x 11 feet)
- Attached 2-car garage (22 x 21 feet)
- Optional sunroom
- Deck (14 x 9 feet)

2247 SQUARE FEET

Living Room	20 x 16
Dining Room	13 x 13
Kitchen	11 x 10
Laundry Room	10 x 6
Powder Room	5 x 5
Master Bedroom	15 x 12
Master Bath	11 x 10
Second Bedroom	14 x 12
Second Bath	9 x 6
Lower Living Room	21 x 16
Foyer	7 x 5

The Iris is suitable for only one additional site in Cottage Glen. Price is subject to negotiation due to site preparation. See marketing agent for details.

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FORGET-ME-NOT

Free-Standing Cottage Home

This largest cottage design offers a spacious open concept floor plan with quality interior features.

The first floor features a cathedral ceiling in the living room, sunroom, powder room, & private master suite. The upper floor has a large loft, finished game or family room, & a 2nd bedroom suite with sitting room.

Nestled into a beautiful wooded setting, this home is the perfect Door County retreat!



SPECIAL FEATURES

- Sunroom with adjoining deck
- Den/office on the 2nd floor
- Loft area overlooks living room
- Additional storage above garage
- Deck (11 x 10 feet)
- Garage (26 x 24 feet)

Please see
"Free-Standing Cottage Homes"
for "Cottage Home Highlights"

2496 SQUARE FEET

Living Room	21 x 17
Dining Room	12 x 12
Kitchen	12 x 11
Sunroom	11 x 10
Laundry Room	10 x 6
Powder Room	6 x 5
Foyer	8 x 7
Master Bedroom	16 x 12
Master Bath	14 x 8
Loft	17 x 15
Den/Office	18 x 12
Second Bedroom	17 x 13
Second Bath	9 x 7
Sitting Room	13 x 10

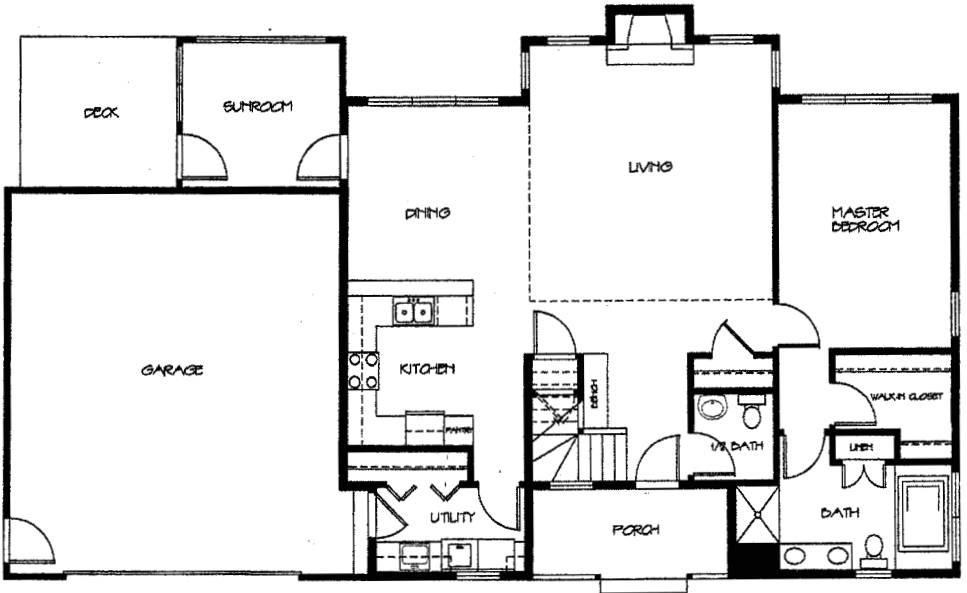
Dimensions are approximate.

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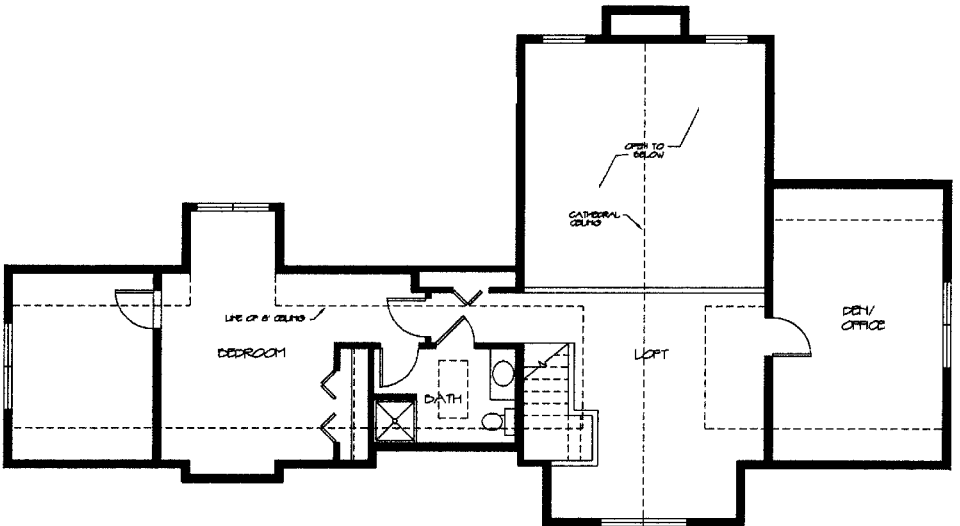
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FORGET-ME-NOT

Free-Standing Cottage Home



First Floor



Second Floor

Dimensions are approximate.

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RESALE AVAILABLE • TOWNHOME RESIDENCE

1658 Jensen Drive - Larkspur Building - Unit 4001
\$339,900.



Unit 4001



HIGHLIGHTS • PRIVATE END-UNIT

- Door County fieldstone fireplace - rough hewn mantle
- Built-in bookshelves & cabinets adjacent to fireplace
- Beadboard accents in kitchen, bath, & living room
- Whirlpool tub in master bath
- Walk-in closets
- Skylight in the master bath
- Cathedral ceiling in living room
- Living room in walk-out level suite
- Ceramic tile in bathrooms & foyer
- GE appliances
- Water softener
- 9' ceilings
- Solid core doors
- Attached over-sized 1-car garage
- Two storage areas on the lower level
- Propane forced air heat
- Deck on main level with propane connection for grill
- Central air conditioning
- Cedar siding
- Walk-out level patio deck

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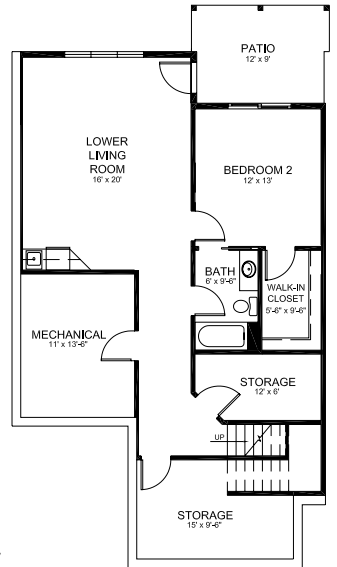
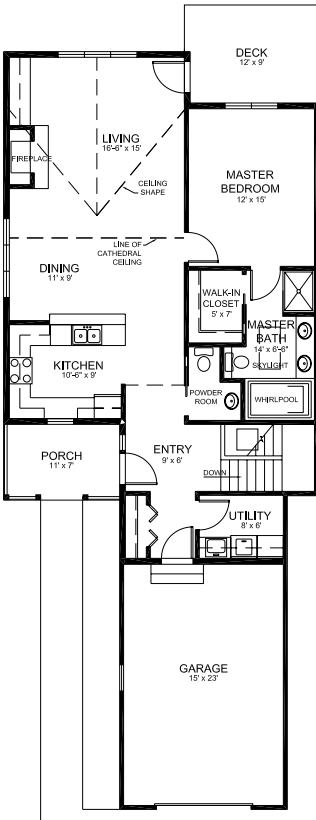
UNIT 4001 - TOWNHOME



Floor Plan

entry level

walk-out lower level



2115 SQUARE FEET

Living Room	17 X 17
Family Room	16 X 20
Dining Room	13 X 17
Kitchen	11 X 9
Utility Room	8 X 6
Powder Room	5 X 7
Master Bedroom	12 X 15
Master Bath	9 X 14
Second Bedroom	12 X 13
Second Bath	10 X 6
Mechanical	13 X 10
Storage #1	15 X 9
Storage #2	12 X 6
Deck	12 X 9
Patio	12 X 9

Dimensions are approximate. Certain items may have been altered from the plan. Information & specifications are believed to be accurate, but are not warranted and are subject to change. © 2009, Ellison Bay Development Co., LLC and Premier Properties of Door County Inc.



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920.854.9799

RESALE AVAILABLE • TOWNHOME RESIDENCE
1652 Jensen Drive - Larkspur Building - Unit 4004
\$329,000.



HIGHLIGHTS • PRIVATE END-UNIT

- Door County fieldstone fireplace - rough hewn mantle
- Built-in bookshelves & cabinets adjacent to fireplace
- Beadboard accents in kitchen, bath, & living room
- Wood floor in entry living & dining rooms
- Whirlpool tub in master bath
- Walk-in closets
- Skylight in the master bath
- Cathedral ceiling in living room
- Living room in walk-out level suite
- Ceramic tile in bathrooms & foyer
- GE appliances
- Water softener
- 9' ceilings
- Solid core doors
- Attached over-sized 1-car garage
- Two storage areas on the lower level
- Propane forced air heat
- Deck on main level with propane connection for grill
- Central air conditioning
- Cedar siding

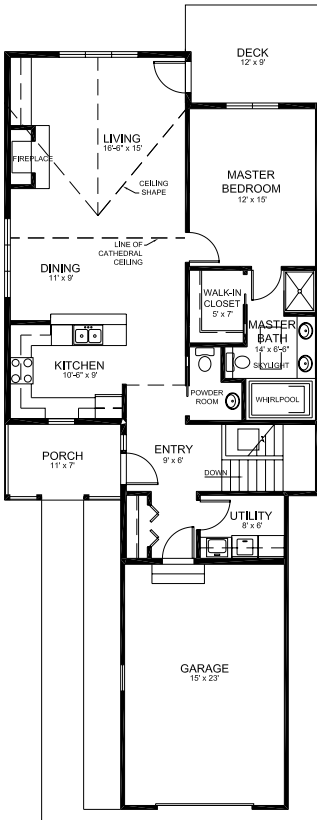
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UNIT 4004 - TOWNHOME

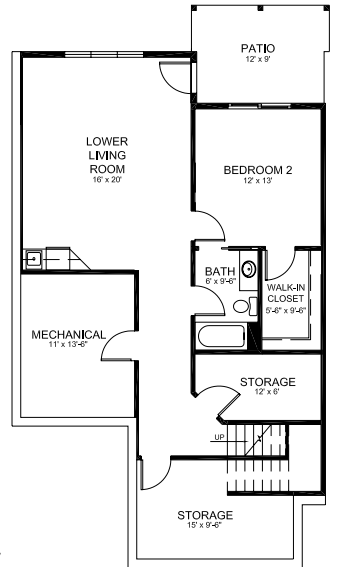


Floor Plan

entry level



walk-out lower level



2115 SQUARE FEET

Living Room	17 X 17
Family Room	16 X 20
Dining Room	13 X 17
Kitchen	11 X 9
Utility Room	8 X 6
Powder Room	5 X 7
Master Bedroom	12 X 15
Master Bath	9 X 14
Second Bedroom	12 X 13
Second Bath	10 X 6
Mechanical	13 X 10
Storage #1	15 X 9
Storage #2	12 X 6
Deck	12 X 9
Patio	12 X 9

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RESALE AVAILABLE • TOWNHOME RESIDENCE

11909 Cottage Glen Drive - Thimbleberry Building - Unit 4017
\$349,000.



HIGHLIGHTS • PRIVATE END-UNIT

- Door County fieldstone fireplace - rough hewn mantle
- Built-in bookshelves & cabinets adjacent to fireplace
- Beadboard accents in kitchen, bath, & living room
- Whirlpool tub in master bath
- Walk-in closets
- Skylight in the master bath
- Great room with cathedral ceiling and wood flooring
- Large second living room with wet bar on walk-out level
- Ceramic tile in bathrooms & foyer
- GE appliances
- Water softener
- 9' ceilings
- Solid 6-panel doors
- Attached over-sized 1-car garage
- Three storage areas on the lower level
- Propane forced air heat
- Central air conditioning
- Cedar siding
- Deck on main level with propane connection for grill
- Walk-out level patio deck

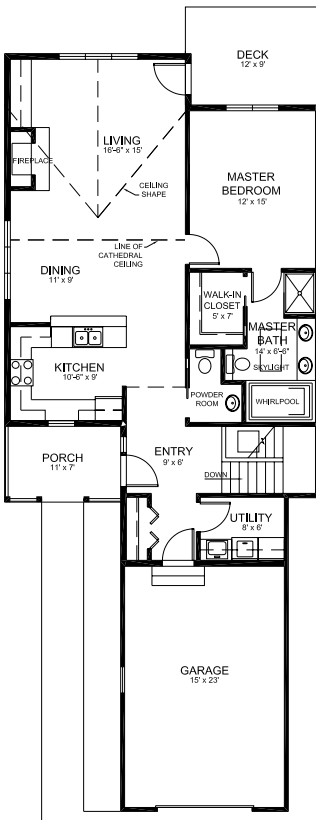
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UNIT 4017 - TOWNHOME

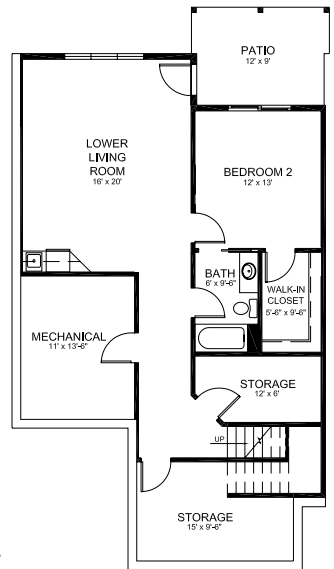


Floor Plan

entry level



walk-out lower level



2115 SQUARE FEET

Living Room	17 X 17
Family Room	16 X 20
Dining Room	13 X 17
Kitchen	11 X 9
Utility Room	8 X 6
Powder Room	5 X 7
Master Bedroom	12 X 15
Master Bath	9 X 14
Second Bedroom	12 X 13
Second Bath	10 X 6
Mechanical	13 X 10
Storage #1	15 X 9
Storage #2	12 X 6
Deck	12 X 9
Patio	12 X 9

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RESALE AVAILABLE • SINGLE-LEVEL PATIO HOME

1647 Jensen Drive - Unit 2012

\$354,900.



One of two attached homes in the duplex, each with a single-level design.

Each home has a private master suite, second bedroom, den or office, oversized dining area with adjoining sunroom, & attached 2-car garage.

Floor to ceiling windows provide spectacular woodland views.

The open design is perfect for entertaining family and friends, yet cozy enough for just the two of you!



HIGHLIGHTS

- Door County fieldstone fireplace - rough hewn mantel
- Built-in bookshelves and cabinets adjacent to fireplace
- Beadboard accents in kitchen, bathroom, & living room
- Whirlpool tub in master bath
- Walk-in closet in master suite
- 9'+ ceiling height
- 12' ceiling in living room & master bedroom
- Ceramic tile in bathrooms & foyer
- Spacious den/office
- GE appliances
- Water softener
- Solid core doors
- Attached 2-car garage
- Propane forced air heat
- Large deck with propane connection for owner's grill
- Central air conditioning
- Cedar siding

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SINGLE-LEVEL PATIO HOME



FLOOR PLAN

1849 SQUARE FEET

Living Room	21 x 15	Dining & Sunroom	22 x 11
Kitchen	12 x 12	Den/Office	13 x 11
Master Bedroom	16 x 12	Master Bath	12 x 9
Second Bedroom	16 x 12	Second Bath	12 x 8
Foyer	9 x 6	Utility Room	9 x 6
Deck	28 x 8	Garage	24 x 24

Dimensions are approximate.

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