



- CHEF'S KITCHEN WITH FRIGIDAIRE PROFESSIONAL SERIES BUILT-IN STAINLESS STEEL APPLIANCES 5-FOOT BUILT-IN FRIDGE/FREEZER COMBO
- NATURAL GAS COOKTOP
- CUSTOM HOOD VENT
- QUARTZ COUNTERTOPS
- WALK-IN PANTRY
- LED FIREPLACE
- INTRICATE CROWN MOLDING, WAINSCOTING & WINDOW CASINGS
- SPACIOUS OWNER'S RETREAT WITH SPA-BATH INCLUDING LARGE, DOUBLE VANITIES, A FULLY TILED SHOWER & FREESTANDING SOAKER TUB
- 19' LONG CUSTOM CLOSET IN THE PRIMARY BEDROOM
- DROP ZONE BENCH
- 10-FOOT CEILINGS & 8-FOOT DOORS THROUGHOUT

# PEARL COVE

**3 BEDROOMS | 2.5 BATHS**  
**HOME OFFICE**  
**2,354 SQUARE FEET**  
**\$529,900**

SCAN TO SEE  
THE COMPLETE  
LIST OF  
INCLUDED  
FEATURES IN  
THIS ONE-OF-A-  
KIND HOME



## NEW HOME SPECIALIST

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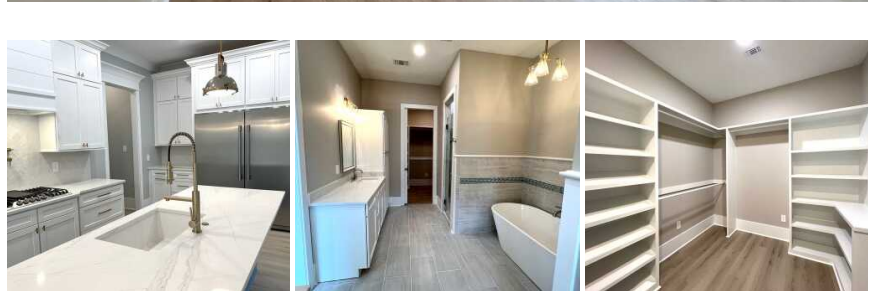
*Call for a  
Tour!*

  
**ACADIAN  
HOMES**

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DISCLAIMER The floorplans depicted in this illustration are for informational purposes only. All information should be verified through personal inspection and/or with appropriate professionals.



## WELCOME TO

# *Pearl Cove in Oak Landing*

Thank you for visiting Pearl Cove in Oak Landing! Let me tell you a little about our community.

- Each home in the Oak Landing will be a one-of-a-kind design with high-end finishes.
- Protective covenants are in place to help protect the value of your home and keep our neighborhood beautiful.
- Nearby schools include River Oaks Elementary, North Woolmarket Elementary, and D'Iberville High School.
- No flood insurance is required, and Pearl Cove has energy-efficient features, leading to savings on both energy costs and insurance rates.
- Conveniently located just minutes away from coastal attractions such as beaches, golf courses, fishing spots, shopping centers, casinos, and restaurants.
- Oak Landing offers an exceptional living experience for its residents.

## PEARL COVE'S INTERIOR FEATURES

### EMERALD SERIES DESIGNER TOUCHES

- Waterproof Luxury Vinyl Plank Flooring Throughout (Except Primary Bath)
- Crown Molding Main Living Area
- 6-Foot LED Fireplace w/ Floor to Ceiling Shiplap
- Wainscoting in the Dining Area
- 10-foot Ceilings & 8-foot Doors Throughout
- Custom Closets, Including a 19-foot Primary Closet!
- Recessed Lighting in the Great Room, Kitchen, Primary Bedroom and Bath
- Ceiling Fans in the Great Room and All Bedrooms
- New Orleans Style Window Casings in the Main Area
- Cabinets and Sink in the Laundry Room
- 10" Base Molding
- Smooth Walls
- DropZone Bench

### GUEST BATH

- Tub with Tile Surround
- Full-Overlay Wood Cabinets with Dove-Tail Joints and Soft-Close Features
- Square White Porcelain Undermount Sinks
- Delta Faucets
- Three Piece Accessory Kit Including Towel Bar and/or Towel Rings and Tissue Holder
- Framed Mirrors
- Comfort Height Toilet

### GOURMET KITCHEN

- Full Overlay Cabinets with Dovetail Joints and Soft-Close Features
- Custom Hood with Vent to Outside
- 3CM Quartz Countertops
- Pot Filler
- 2-foot Tall Restaurant Style Pre-Rinse Single Handle Kitchen Faucet with Pull Down Sprayer
- Frigidaire Professional Series Stainless-Steel Appliances Including, 5-burner Gas Cooktop, Double Built-In Wall Ovens WITH AIRFRY, Built-In Microwave Drawer, Dishwasher & Spectacular 5-Foot Wide Built-In Fridge/Freezer Combo
- Garbage Disposal
- Stone Undermount Kitchen Sink with Stain and Scratch Resistance
- Zellige Tile Backsplash
- Beautiful Cabinet Hardware
- Recessed Lighting
- Two Island Pendant Lights

### POWDER ROOM

- Tub with Tile Surround
- Furniture Style Vanity with Marble Top
- Square White Porcelain Undermount Sinks
- Delta Faucets
- Two Piece Accessory Kit Including Towel Ring and Tissue Holder
- Framed Mirror
- Comfort Height Toilet



# PEARL COVE'S INTERIOR FEATURES CONTINUED

## LUXURIOUS PRIMARY BATH

- Floor-to-Ceiling Tiled Shower with Decorative Accent Tile
- Three-Way Shower with Traditional Shower Head, Rainshower Head and Handheld with Slidebar
- Tiled Floor
- Separate Soaker Tub Almost 6-Feet Long
- Recessed Lighting
- Wall Sconces and Chandelier
- Full-Overlay Wood Cabinets with Dove-Tail Joints and Soft-Close Features
- 3CM Quartz Countertops
- Square White Porcelain Under-Mount Sinks
- Delta Faucets in Polished Nickel
- Three Piece Accessory Kit Including Towel Bars and/or Towel Rings, Robe Hook and Tissue Holder
- Framed Mirrors
- Decorative Cabinet Hardware

## EXTERIOR

### IMPRESS YOUR GUESTS FROM THE CURB

- Hardie Plank Cement Siding
- 6-Foot Tall Windows
- Gas Lantern
- Brick Accent Along the Bottom
- 4-Light Fiberglass Front Entry Door with Transom Window
- Recessed Can Lights on Covered Porches
- Corner Flood Lights
- Low-Maintenance Vinyl Soffit, Fascia and Porch Ceilings
- Hidden Vent Soffit System
- Exterior Fan on Rear Porch
- Decorative Fixed Wood Shutters on Front Windows
- Decorative Doorbell
- High-Def Architectural Style Roof Shingles
- Decorative Post Mailbox
- Low Maintenance Landscape Package
- Concrete Driveway with Sidewalk to Front Porch
- 2 Exterior Water Faucets

### GARAGE

- Oversized 2-Car Garage
- Garage Coach Lights
- Carriage Style Steel Garage Door
- Garage Door Opener with Two Remotes
- 6' 8" Exterior Door Leading to Back Yard
- Finished Garage with Painted Walls and Base Molding

### OTHER

- Natural Gas
- Tankless Water Heater
- Energy Star Rated HVAC System with Heat Pump
- Energy-Efficient Blown-In Insulation
- Generous Outlet Locations



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