

## **The Homes**

### ***How many homes are in Ludlow Cove?***

Ludlow Cove Cottages is a new neighborhood consisting of 42 single-family cottage style homes, tucked away on a historic logging site in the heart of Port Ludlow, between the Salish Sea and Puget Sound.

### ***Who designed the homes?***

Ludlow Cove Cottages were thoughtfully designed through collaboration between [Westharbor Homes](#) and our award winning partner, [Union Studio Architecture & Community Design](#). [Geyer Coburn Hutchins \(GCH\)](#) and Westharbor Homes created a landscape design specific to Ludlow Cove Cottages enhancing the lifestyle and paying strict attention to the environment.

### ***Who is the builder?***

[Westharbor Homes](#), a Port Ludlow Associates company, is the builder. Westharbor Homes has a history of building in Port Ludlow for over 20 years.

### ***What are the different floor plans to choose from?***

Ludlow Cove Cottages have five different floor plans ranging in size from 1480 sq. ft. to over 2000 sq. ft. [View the floor plans here](#)

### ***How long does it take to build a Ludlow Cove Cottages home?***

Construction time of your new home depends on many factors. Size, floor plan, home site and weather conditions all influence the building timeline. Your construction superintendent will set expectations with you. If you need to move in a short timeframe, our move-in ready home is an excellent option.

### ***What will the shoreline landscape look like when completed?***

The shoreline is governed by a habitat management plan. Plantings consist of Salt grass, dune grass, Wild rose, and twinberry.

### ***What will the street look like when it's completed? Will there be parking available for guests?***

The streetscape will be similar to what is in front of the model homes. Parking for guests will be available and will be installed based on available space.

### ***Why should I buy a new home in Port Ludlow?***

Building a new home can give you the freedom to choose a floor plan that fits today's lifestyle and living. New home floor plans are designed to fit the way you live with convenient features. Choose your own colors and finishes instead of settling for someone's style choices. Even though you can

always redecorate a resale home, changing cabinets and flooring can be very expensive and often put off for a rainy day that never comes. Also, brand new homes can include a builder's warranty, providing an additional peace of mind for years ahead. Last on the list is MAINTENANCE. The cost of maintenance is something many homebuyers overlook. It should be a prime consideration when buying. Roof, plumbing, heating and other emergency repairs add up fast.

## **The Neighborhood**

### ***What are the neighborhood amenities?***

Your home isn't just where your house is located. It's also the trails you will walk or bike, the parks where you'll play, the golf course that you tee off from, the marina to sail, kayak or paddleboard the nights away, dinner for two at the award-winning Fireside Restaurant. Remember to write down the amenities that are important to you and share those with the sales agent.

### ***What are some of the benefits of living in Port Ludlow?***

Port Ludlow has regularly been voted one of the top ten "best neighborhoods" in the U.S. because of its strong community and abundance of activities to choose from. Golfing, boating, kayaking, fishing, clamming, hiking, cycling are just a few of the options to choose from. In addition, there are over 30 social clubs and groups that reside in Port Ludlow. Whether you're a fly-fisher, knitter or a foodie – there is something for everyone.

### ***What are the school districts?***

The [Chimacum School District](#) is closest to Port Ludlow. Chimacum High School is in the top 5% for college readiness in Washington State.

In addition there is the [Sunfield Farm & Waldorf School](#). [Gateway Christian Schools](#) provides transportation to their Poulsbo campuses.

### ***How far is Ludlow Cove Cottages from the major metropolitan areas?***

Ludlow Cove Cottages is 90 minutes from Seattle and Edmonds. 35 minutes to Silverdale (Costco, Trader Joe's, Macys, Target) under 90 minutes to Tacoma (Point Defiance Zoo and Aquarium, Museum of Glass, University of Washington, Lemay Car Museum and Tacoma Dome), 2 hours to Bellevue, 2 hours to Redmond.

## **Energy Efficiency**

### ***How energy-efficient are Ludlow Cove Cottages? What energy-saving features exist in Ludlow Cove Cottages?***

Depending on the location, market and home plan, energy saving features may vary. Our homes include:

- Energy Star qualified appliances, lighting, windows and heating/ ac units
- Insulation
- Low-e windows
- Programmable thermostats

### ***Why are new homes typically more efficient than resale homes?***

New homes frequently offer improved energy efficiency due to better wall insulation and high quality heating and cooling systems. New homes often allow the buyer to opt-in for features such as low-e windows, water saving fixtures. If you buy a resale home, keep in mind you could end up with poor insulation, drafty windows or an old heat pump, all of which may need to be replaced.

### ***How does ductless heat and air conditioning save energy?***

The main advantage of these units is their size and flexibility for zoning or heating and cooling individual areas. Each zone typically has its own thermostat, so you only need to condition occupied spaces. This will save you energy and money.

### **The Finishes**

#### ***What paint does Ludlow Cove Cottages use?***

Our sales agent will help you choose a color for both the interior and exterior of your home. Our talented team of designers has created a color palette we are sure you'll love. Miller and Sherwin Williams are our brands of choice designed to complement the layout and architecture of your new home.

#### ***What brand of appliances does Ludlow Cove Cottages use?***

GE Profile appliances are the ones that we've selected to use, a well-recognized brand that reiterates our commitment to quality and energy efficient homes.

#### ***What type of cabinets does Ludlow Cove Cottages use?***

Our cabinets are manufactured specifically for our intended design and help you achieve the look you'll love. Our Belmont cabinets are included with the base price of your home.

#### ***What brand of plumbing fixtures are used in the Cottages?***

We use Grohe, American Standard, MAAX and Toto plumbing fixtures throughout home. Contact our sales agent to learn about the styles, finishes and features that may be available for your home.

#### ***What type of countertops does the builder prefer?***

Quartz is included in the base price of our homes. You may opt for other options. Contact our sales agent for other possible options available for your home.

***Is there high speed Internet and cable television?***

Yes, we have 100 megabyte fiber optic for high speed Internet access and cable television is available in the area through Wave Broadband.

**What Next...**

***After looking online what is my next step?***

Westharbor Homes understands the home buying experience and wants you to be comfortable every step of the way. Visit the model homes and start shaping your new home to your taste and lifestyle. Be on the lookout for how our floor plans fit your lifestyle and fit the way you live. Let our sales agent help prioritize your necessities and “like-to-haves” lists. You may have discussions and obtain information to help you consider your dream home. Once you have narrowed down your options, really take your time through our model homes. Take notes, record your thoughts and think about where you would place your furniture etc. Pay attention to the little things, built-ins, surfaces, closet space, drop zones, where you will fold your laundry, charge your mobile device. It’s truly amazing how much you can learn from a model home. Look at craftsmanship and the builder’s attention to detail.