



# The Marietta

at Westbrook Estates

**\$670,900**

2124 Waterbrook Court • Union, Ky 41091

3,262 SF • Home Site WB131



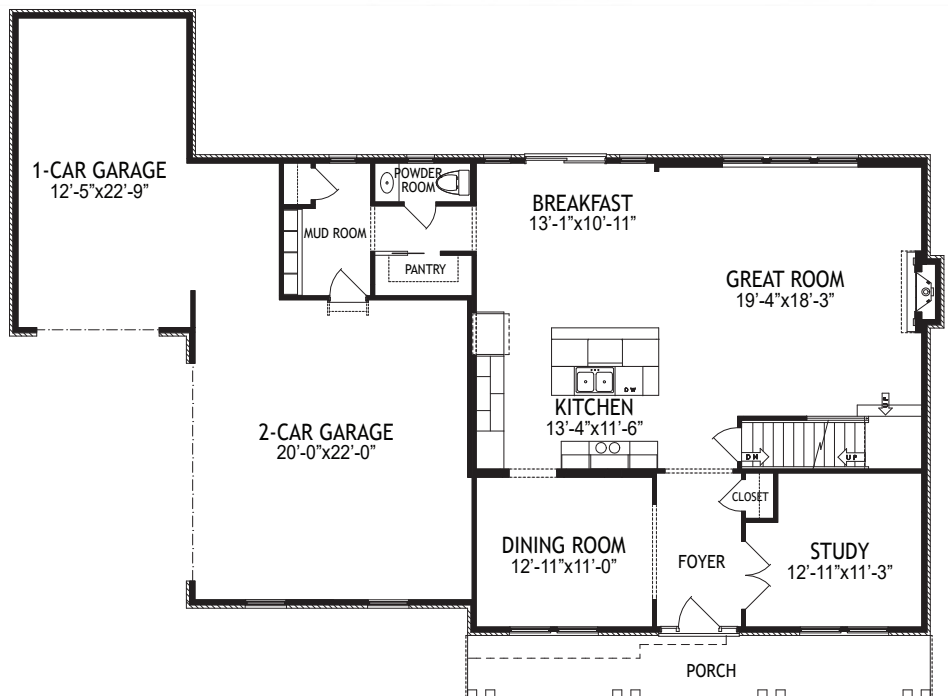
## Size

- 1st Floor 1,346 SF
- 2nd Floor 1,916 SF
- Lower Level Unfinished
- total square feet 3,262 sf
- HERS score 49

## 1st Floor

### Features

- Open Kitchen/Great Room
- 1st Floor with 9' Ceilings and LVP Flooring
- Stainless Appliances/ Quartz Counters
- First Floor Study & Mudroom with Cubbies
- Gas Fireplace
- Covered Deck
- 3-car garage
- Study / Home Office
- Dining Room



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Brochure is for illustration purposes only. Plan and pricing subject to change.



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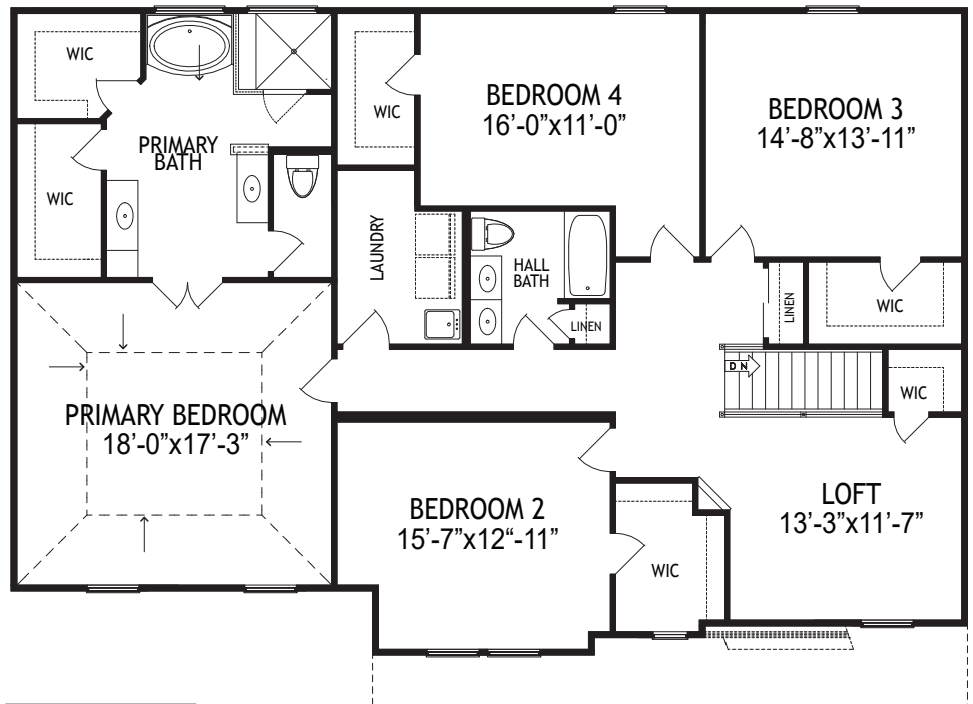
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## 2nd Floor

### Features

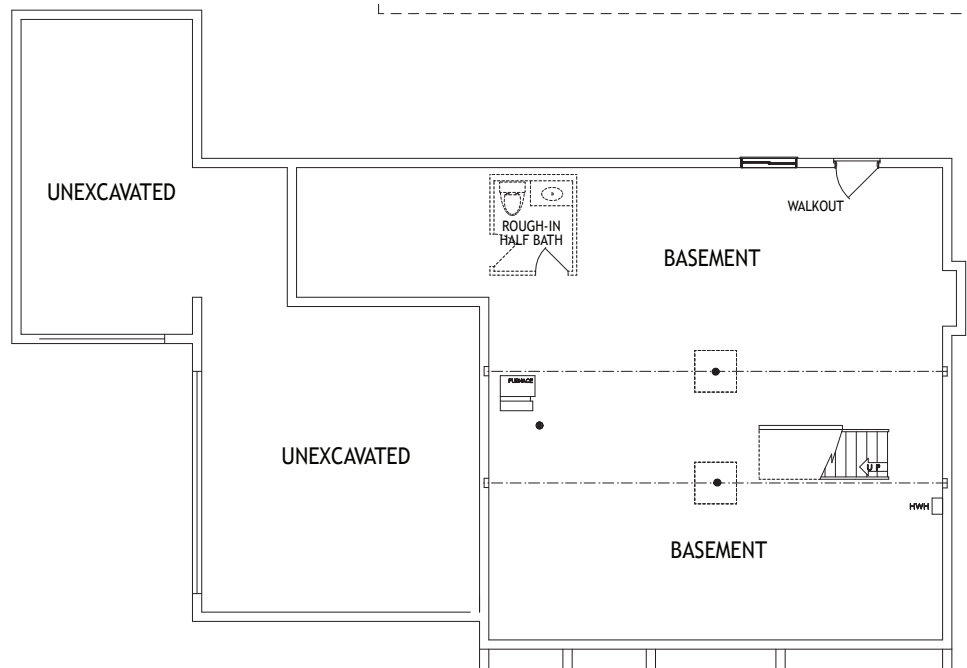
- Large Primary Suite w/Tray Ceiling, Garden Bath with large shower and walk in closets
- 3 large bedrooms with walk in closets
- Open loft area with storage closet
- Hall bath with double vanity and linen closet
- Second floor laundry with hanging space



## Lower Level

### Features

- Walk out lower level
- Ready to finish in the future
- Glass door
- Large window
- Spacious concrete patio
- Rough in plumbing for future half bath



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