



# MODERN

AT SHERWIN

STARTING IN THE MID \$500'S  
3 BEDROOMS | 3.5 BATHROOMS | 2,149 & 2,268 SQFT



MARKETED BY



BUILT BY



# About Modern at Sherwin

## DESCRIPTION

Beautiful new construction in Cottage Grove brought to you by NJA Homes, currently under construction with an estimated completion date of SEPTEMBER 2022. The home will feature an open living area & kitchen, a private driveway, & NO HOA! Wood flooring throughout the entire home, an oversized island kitchen and SS appliances are only a few of the upgraded features these homes will offer. An elegant soaking tub & frameless walk-in glass shower, double sinks, & spacious walk-in closet all can be found in your owner's retreat. The 1st floor bedroom with ensuite bath has a separate entrance, conducive to use as an Airbnb. 16 SEER HVAC. Minutes from the Heights, Downtown, The Galleria and Memorial Park. Easy access to I-10 & 610. \*Room dimensions must be verified by buyer and/or buyer's agent.

## FEATURES

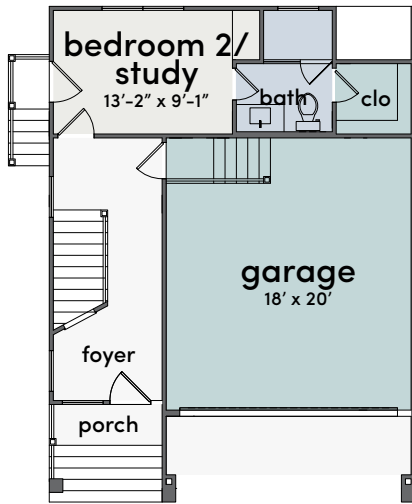
- Beautiful new construction
- Estimated completion September 2022
- No HOA
- Open living & kitchen area
- Private driveway
- Elegant soaking tub (owner's retreat)
- Frameless walk-in glass shower (owner's retreat)
- Spacious walk-in closet (owner's retreat)
- Oversized island kitchen
- Wood flooring throughout
- Stainless steel appliances
- Possible 1st floor Airbnb
- Minutes from Downtown, The Galleria, Memorial Park, & more
- Easy access to I-10 and 610



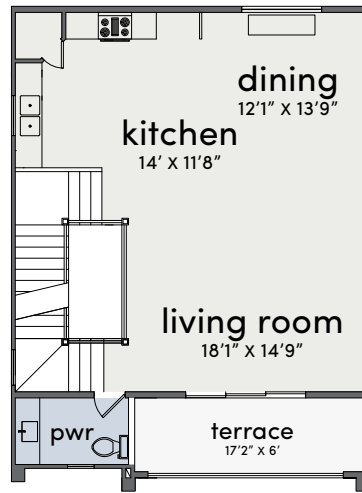
\*Interior pictures depicted are of a previous development by the same builder\*

# Floorplans

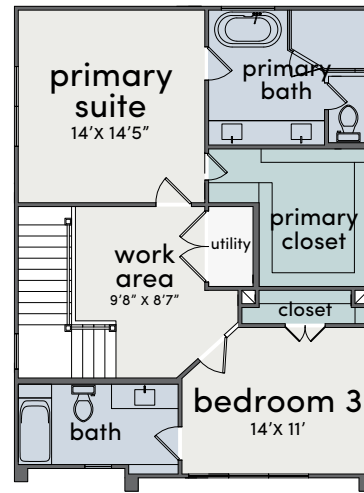
PLAN A



FIRST FLOOR

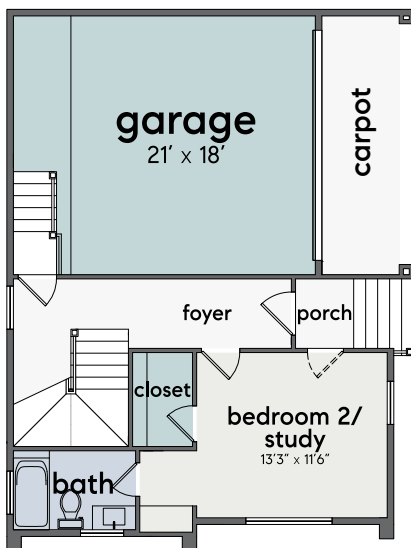


SECOND FLOOR

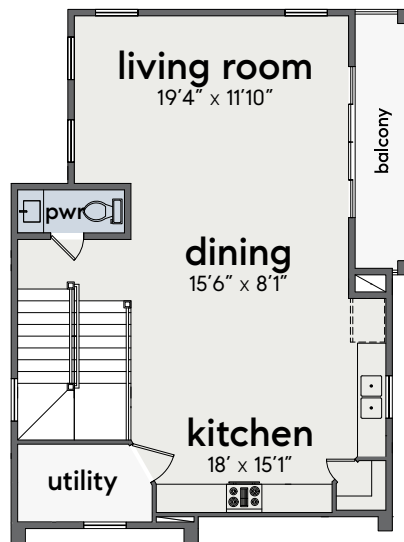


THIRD FLOOR

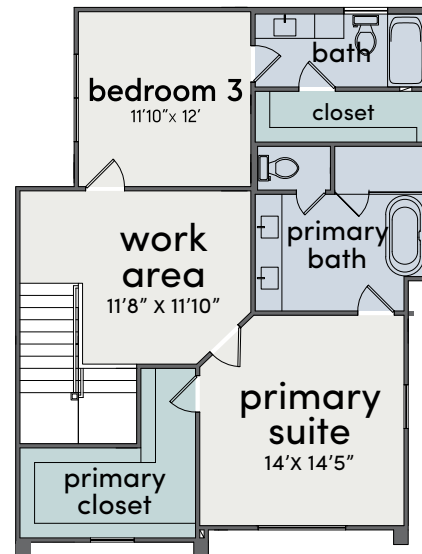
PLAN B



FIRST FLOOR

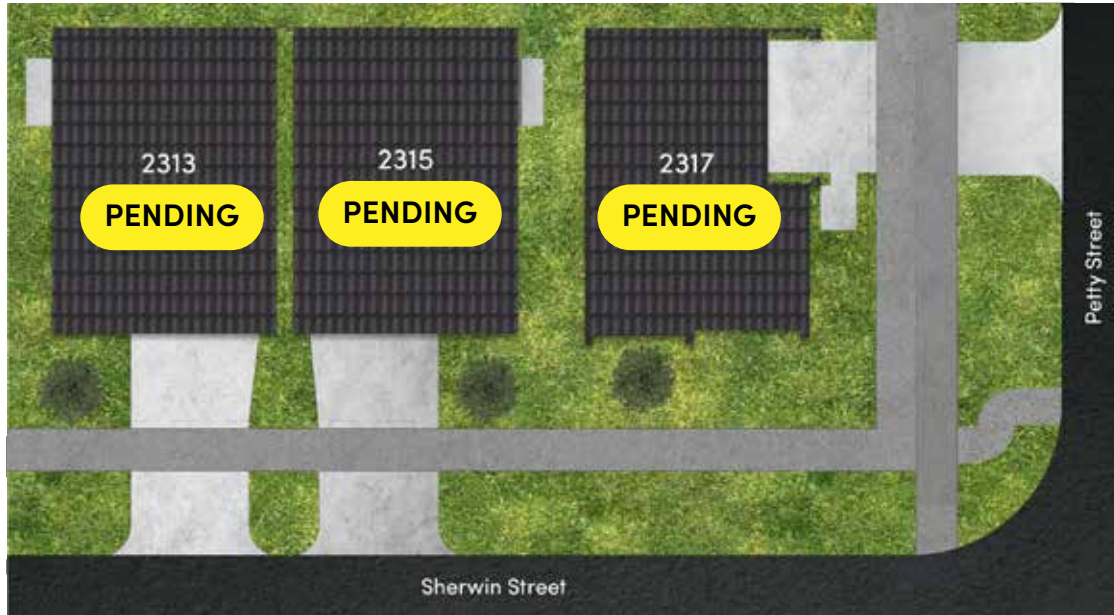


SECOND FLOOR



THIRD FLOOR

# Siteplan & Availability



Address	Sqft	Beds	Baths	Pricing
2313 Sherwin Street	2,149	3	3.5	-
2315 Sherwin Street	2,149	3	3.5	-
2317 Sherwin Street	2,268	3	3.5	-

  
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