



Standard Interior and Exterior Finishes and Specifications

Exterior Features

- Hardie Siding : <http://www.jameshardie.com/>
- Roofing : Certified Landmark 30-year shingles driftwood
- Entrance Doors : Insulated Fiberglass entry doors with side lights
- Garage Doors : Two car garage with insulated garage doors
- Deck off the living room with PVC rails for easy maintenance (10' x 15' standard deck)
- Aluminum gutters and downspouts

Landscaping

- Extensive plantings in front of each unit, seaside theme
- Entire site fully landscaped per plans
- Underground irrigation system
- Stone entrance sign
- Extensive stone work throughout property

Parking

- Two-car garage ground level
- Guest parking available

First Floor Features

- 1 or 2-zoned forced hot air central heating & air conditioning - Natural Gas
- Interior Doors : Two panel, bead board doors with brushed nickel Schlage Hardware
- Trim : 8" Speed base painted
- Doors and windows include the larger 3 a " casing
- Hardwood floors in foyer, kitchen, dining room, living room and hallway
- Smooth finish ceilings throughout the home

Laundry/Mud Room Features

- Ceramic tile floor
- Washer and electric dryer hookups (gas in an upgrade)
- One Shelf

Master Bedroom Features

- Carpet - Pad included
- Walk-in closet with painted wood shelves, pole and light

Master Bathroom Features

- Ceramic tile floor
- Vanity to be custom wood cabinetry with cultured stone countertop
- Double sink



- American whirlpool & 5' tub with ceramic tile around ("A" unit only)
- ToTo brand cotton white toilet
- 4' Shower unit "A" unit only
- Two towel bars and paper holder

Second Floor Features ("A" Unit)

- Loft with three windows and Juliet opening and railing to great room below and one large walk-in closet with carpet
- Large 2nd bedroom (20' x 16') with carpet & pad
- Painted wood shelves in bedroom closet
- 4 additional closets
- Large guest bath, tub/shower unit and a linen closet

Paint

- One coat of primer, plus two coats of finish on walls, flat on ceiling and semi-gloss latex on trim and moldings
- Builder allows 3 wall colors and one trim color

Foyer and Stair Features

- Custom tile floor at entrance
- Hardwood floor and finished oak stairs with oak handrails
- Oak newels

Kitchen Features

- Granite countertop, buyer's choice
- Merilat Cabinets
- Stainless gas stove
- Stainless dishwasher
- Stainless over the range microwave
- Under mount stainless steel sink
- Faucet with spray

Dining Room Features

- Dining room chandelier

Great Room Features

- Hardwood floors
- Tray ceilings or vaulted ceiling
- Divided light windows with door to deck

a Bath ("A" Unit only)

- Ceramic tile floor
- ToTo brand Bristol one-piece white toilet



- Toto brand Dartmouth pedestal sink
- Two-light sconce

Guest Bathroom (2nd Floor A Unit)

- Ceramic tile floor
- Toto brand cotton toilet
- 5' tub and shower unit
- Custom wood cabinetry with cultured stone surface and sink

Lighting Package

- Foyer pendant in A Unit
- Dining room chandelier
- Two wall-mounted sconces at fireplace in Great room
- Bathroom fixtures
- Recessed fixtures throughout per plan