

*LOWER LEVEL*

UNFINISHED BASEMENT  
35'-3" x 25' 11"

FUTURE WET BAR

FUTURE BATH

MECH.

UP

FUTURE CL

CRAWL SPACE

UNEXCAVATED

*FIRST FLOOR*

REAR PORCH

DINING  
20'-6" x 9'-10"

LIVING ROOM  
20'-6" x 13'-9"

MASTER BEDROOM  
11'-9" x 13'-9"

KITCHEN  
16'-6" x 12'-2"

MASTER BATH

DEN  
11'-7" x 12'-3"

UTILITY  
7'-0" x 8'-8"

GARAGE  
22'-3" x 26'-2"

FRONT PORCH

ENTRY

HALL

CL

W.C.

P.WOR

WALL OVEN

REF.

PANTRY

UP

DN

*SECOND FLOOR*

ROOF BELOW

SITTING AREA

MASTER BEDROOM 2  
19'-9" x 17'-11"

MASTER BATH

FLEX SPACE  
19'-6" x 12'-2"

FLEX SPACE  
21'-9" x 13'-9"

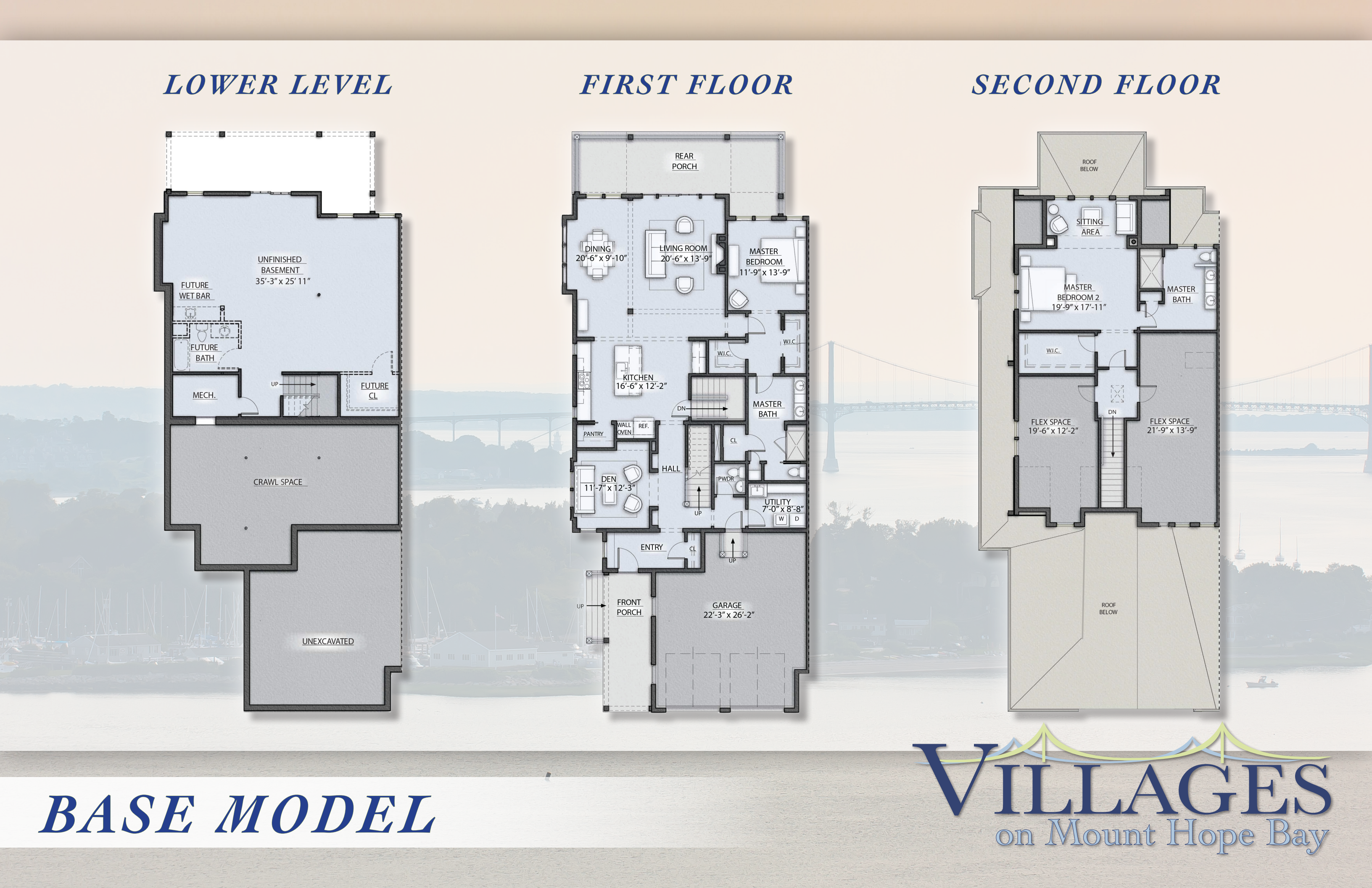
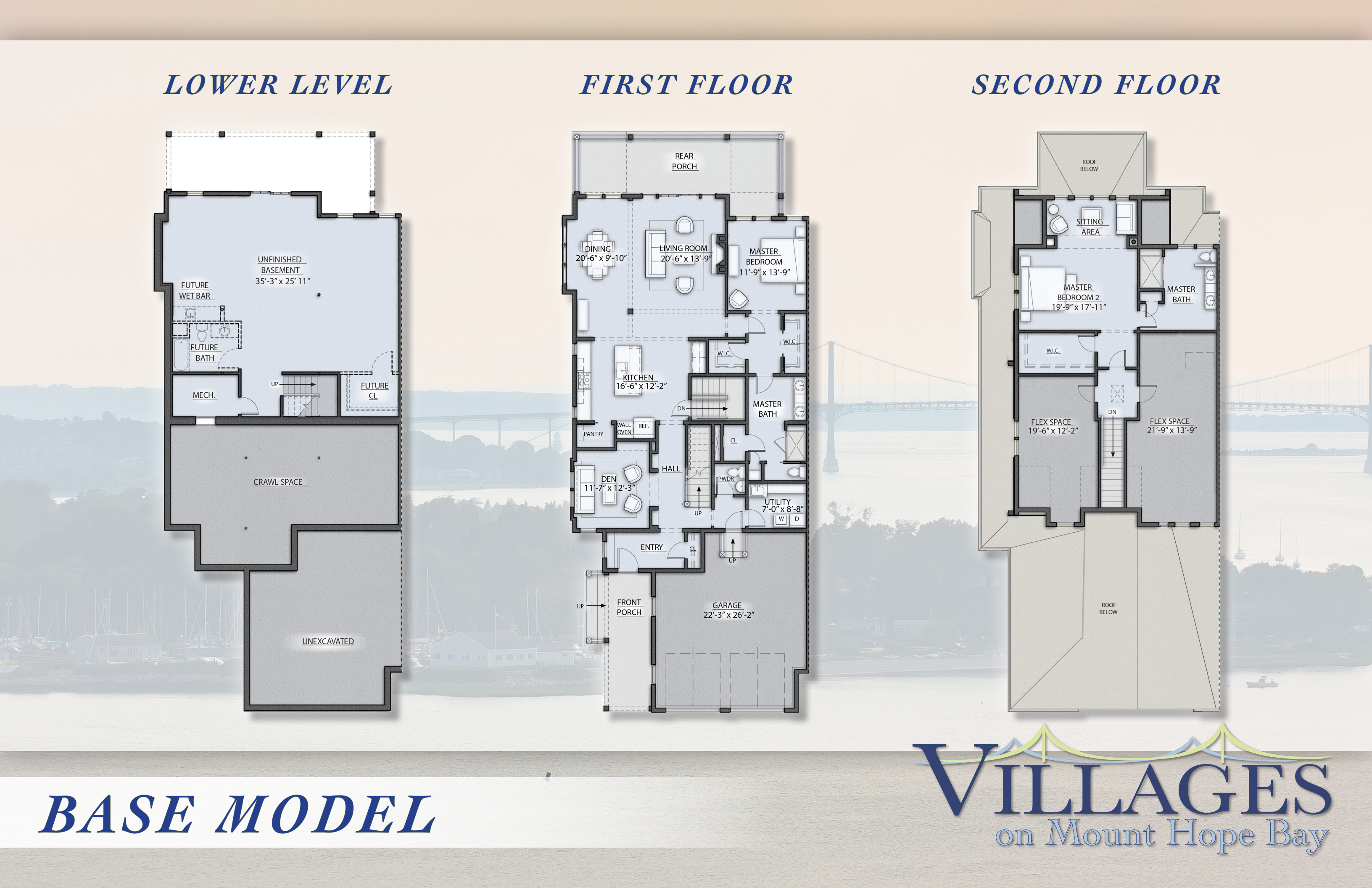
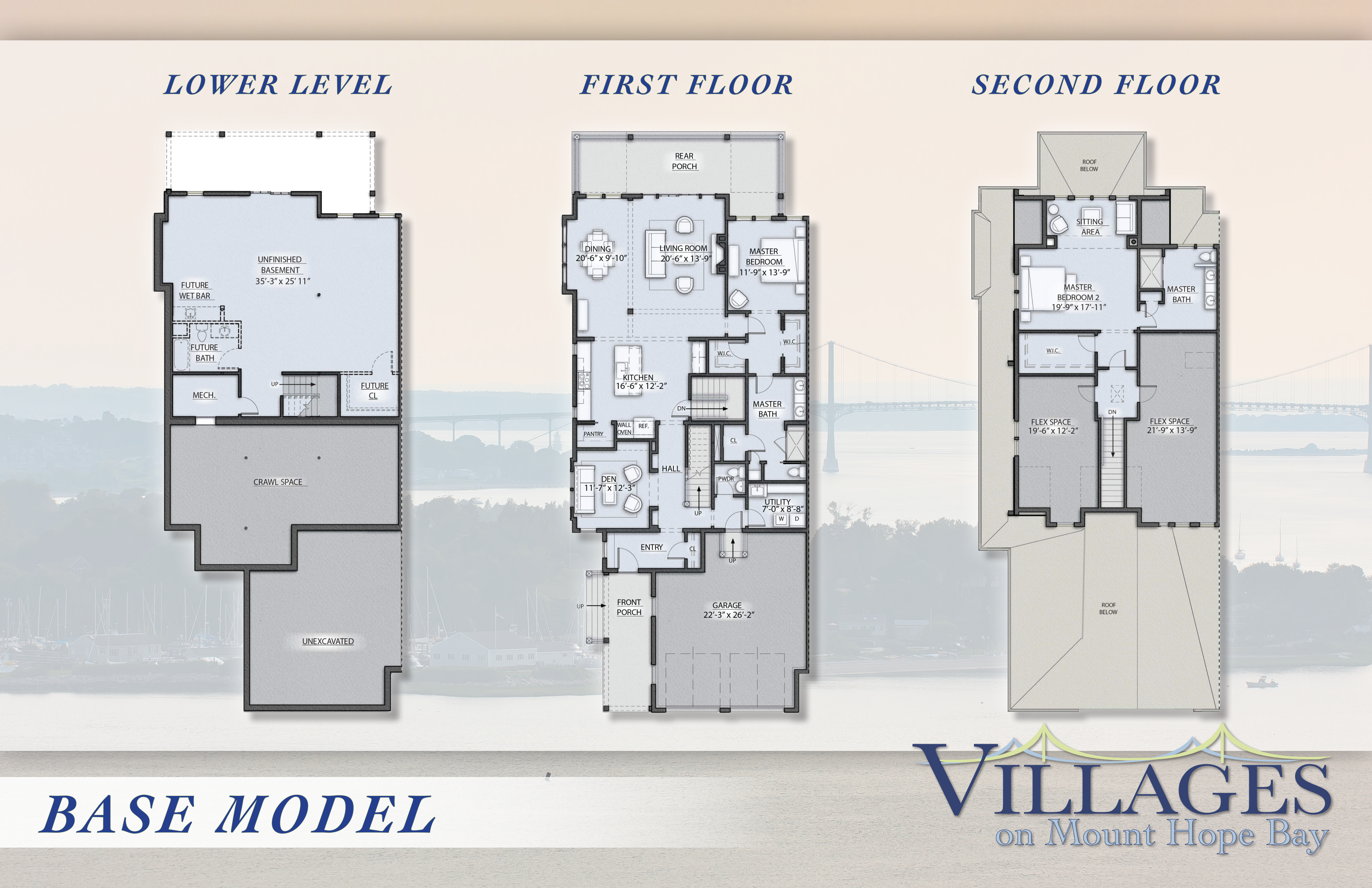
UP

DN

ROOF ABOVE

*BASE MODEL*

**VILLAGES**  
on Mount Hope Bay

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*LOWER LEVEL*

LOWER LEVEL FLOOR PLAN:

- UNFINISHED BASEMENT: 35'-3" x 25' 11"
- FUTURE WET BAR
- FUTURE BATH
- MECH.
- UP (staircase)
- FUTURE CL.
- CRAWL SPACE
- UNEXCAVATED

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- KITCHEN: 16'-6" x 12'-2"
- MASTER BATH
- DEN: 11'-7" x 12'-3"
- UTILITY: 7'-0" x 8'-8"
- ENTRY
- FRONT PORCH
- GARAGE: 22'-3" x 26'-2"
- UP (staircase)
- DN (staircase)
- CL (closet)
- W.C. (water closet)
- PANTRY
- WALL OVEN
- REF.

*SECOND FLOOR*

SECOND FLOOR FLOOR PLAN:

- ROOF BELOW
- SITTING AREA
- MASTER BEDROOM 2: 19'-9" x 17'-11"
- MASTER BATH
- W.C.
- FLEX SPACE: 19'-6" x 12'-2"
- FLEX SPACE: 21'-9" x 13'-9"
- DN (staircase)
- ROOF BELOW

*BASE MODEL*

**VILLAGES**  
on Mount Hope Bay

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*BASE MODEL*

**VILLAGES**  
on Mount Hope Bay



***LIVING ROOM FEATURES***

- 2 ¼” x ¾” polyurethane coated red oak hardwood flooring
- Built-in, direct-vent fireplace unit with remote control, honed Absolute Black granite surround & hearth
- Recessed light fixtures, with capped junction box and wall switch/dimmer for additional pendant fixture or ceiling fan
- Exterior sliding glass door with transom window to elevated deck, overlooking Mount Hope Bay
- Floor to ceiling sidelight windows on both sides of sliding door

***KITCHEN FEATURES***

- 2 ¼” x ¾” polyurethane coated red oak hardwood flooring
- Walk-in pantry with adjustable shelving
- Recessed lighting fixtures
- Shaker style, quality constructed kitchen cabinets in options with slow-close drawers, trash receptacle and deep pots/pans drawer
- Diverse selection of granite counter material with a 4” backsplash
- Under cabinet LED strip fixtures
- Decorative island pendant light fixtures
- Lighted exhaust hood vented to the exterior
- GE Profile Series appliances incl. refrigerator w/ water dispenser & ice maker, dishwasher, microwave, disposal, natural gas cooktop and electric wall oven
- Single piece crown molding on wall cabinets

***DINING AREA FEATURES***

- 2 ¼” x ¾” polyurethane coated red oak hardwood flooring
- Recessed mini LED light fixtures, with capped junction box & wall switch/dimmer for future pendant fixture or ceiling fan

***ENTRY HALL FEATURES***

- 2 ¼” x ¾” polyurethane coated red oak hardwood flooring
- Built-in bench seat
- Coat closet with automatic light switch
- 8’ entry door with oil rubbed bronze thumb-latch entry set
- Decorative stemmed light fixture

***DEN FEATURES***

- 2 ¼” x ¾” polyurethane coated red oak hardwood flooring
- Recessed light fixtures

***POWDER ROOM (1ST FLOOR ½ BATH)***

- 2 ¼” x ¾” polyurethane coated red oak hardwood flooring
- Pedestal sink
- Decorative wall mirror
- Polished chrome hardware and decorative wall sconce
- Recessed light fixture/exhaust fan combo unit

***1ST FLOOR BEDROOM SUITE FEATURES***

- Contemporary carpeting with choice of several shade variances
- Adjoining bathroom and walk-in closets
- Oversized windows overlooking Mount Hope Bay
- Luxuriously appointed oversized bathroom
  - 12” x 24” Marble floor tiles and baseboard
  - Toilet compartment with privacy pocket door
  - Dual under-mount white porcelain sinks
  - 1”x 1” mosaic marble shower floor
  - Tiled shampo niche
  - Marble vanity counter and shower seat
  - Frameless glass shower door with sidelight
  - Full width mirror over sink
  - Polished chrome fixtures and door hardware
  - Decorative wall sconces and recessed light fixtures
  - Recessed light fixture/exhaust fan combo unit over shower and in toilet compartment
  - Porcelain subway tile shower surround
  - Linen closet and large storage closet

***LAUNDRY ROOM***

- Sink base with tapered granite counter extension
- Wall cabinets
- Under-mount sink with pull out spray
- Porcelain tile floor with painted wood baseboard
- Recessed light fixtures
- Hook-ups for washing machine and electric clothes dryer

***2ND FLOOR MASTER BEDROOM SUITE***

- Large sitting area at windows overlooking Mount Hope Bay
- Expansive walk in closet
- Attractive wall to wall, contemporary carpeting with choice of several shade variations
- Bright and airy, oversized bathroom
- 12” x 24” Marble floor tiles and baseboard
- Porcelain subway tile shower surround
- 1” x 1” mosaic marble shower floor
- Tiled shampoo niche
- Marble vanity counter and shower seat
- Frameless glass shower door with sidelight
- Full width mirror over sink
- Privacy height windows
- Linen closet with built in shelves
- Polished chrome fixtures and door hardware
- Decorative wall sconces and recessed light fixtures
- Recessed light fixture/exhaust fan unit

***INTERIOR FEATURES***

- Blueboard with skim coat plaster painted with a selections of base design colors
- Predominant 9’ ceiling height
- Smooth plaster finish on all interior finished spaces
- Two panel molded doors with combination of brushed and polished chrome hardware.
- Combination of hardwood flooring, porcelain tile, marble tile, and carpet
- Main stairwell with painted square ballustered side & newell post. Stair treads and handrails to match wood floor selection
- Painted 3 ½ “ casings throughout unit
- Painted 5 ¼” base board throughout the unit

***EXTERIOR FEATURES***

- Opaque stained, white cedar shingle siding, twice dipped
- Vinyl clad, wood windows and patio doors
- Composite decking and railing system
- 30 year architectural roof shingles and aluminum gutters
- Composite exterior trim

***CONSTRUCTION FEATURES***

- Two Story wood framed duplex structures, with additional unfinished basement space. All floors serviced by interior stairs
- Energy code compliant building envelope
- Fire rated double stud demising wall construction between adjoining units
- Two car garage with individual garage doors & openers, direct access from garage to unit interior.
- Exterior main floor deck overlooking bay, accessible from living room

***MECHANICAL FEATURES***

- Toto bathroom plumbing fixtures throughout
- Central heat and air conditioning with two separate split systems within each unit
- Rinnai Ultraserries tankless water heater.
- Blanco kitchen and laundry room sinks
- Groehe kitchen faucet

***ELECTRICAL FEATURES***

- 200 amp service provided to each unit
- All units prewired for telephone, data and cable TV
- Hard wired smoke and carbon monoxide detectors