

LIVING ROOM FEATURES

- 2 1/4" x 3/4" polyurethane coated red oak hardwood flooring
- Built-in, direct-vent fireplace unit with remote control, honed Absolute Black granite surround and hearth
- Recessed light fixtures, with capped junction box and wall switch/dimmer for future 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 1/4" x 3/4" polyurethane coated red oak hardwood flooring
- Walk-in pantry with adjustable shelving
- Recessed light fixtures
- Shaker style, quality constructed kitchen cabinets, in multiple finish 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 including refrigerator with 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 1/4" x 3/4" polyurethane coated red oak hardwood flooring
- Recessed mini LED light fixtures, with capped junction box and wall switch/dimmer for future pendant fixture or ceiling fan

ENTRY HALL FEATURES

- 2 1/4" x 3/4" 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 1/4" x 3/4" polyurethane coated red oak hardwood flooring
- Recessed light fixtures

POWDER ROOM (1ST FLOOR 1/2 BATH)

- 2 1/4" x 3/4" 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 shampoo 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 selection 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 balustered side and newel post. Stair treads and handrails to match wood floor selection
- Painted 3 1/2" casings throughout unit
- Painted 5 1/4" base board throughout unit

EXTERIOR FEATURES

- Opaque stained, white cedar shingle siding, twice dipped
- 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 structure, with additional unfinished lower level 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 and 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 Ultraseries tankless water heater.
- Blanco kitchen and laundry room sinks
- Grohe® 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

Information above subject to change

VILLAGES
on Mount Hope Bay

STANDARD SPECIFICATIONS