

THE YACHT CLUB AT BELLE ISLE

CUSTOM FEATURES

VILLA A

BUILDING FEATURES:

- Garage parking for one car and 40' boat trailer or two cars
- Building Elevator (residential class)
- Screened covered porch with ceiling fan
- Ground floor lockable storage room
- Fiber cement siding
- R13 Fiberglass batt wall insulation, R-30 in roof, batt insulation in vaulted ceilings
- 8 ft. thermal pane windows and sliding patio doors in Living Room
- 8 ft. insulated fiberglass panel entry door
- Thermal pane windows with exterior vinyl cladding and screens
- Energy efficient electric heat pump for Heating and Air Conditioning (13 SEER)
- 50 gallon energy efficient water heater
- Landscaping package

INTERIOR APPOINTMENTS:

- Hardwood floors in Dining room and Living room.
- Ceramic tile in Entry, Bathrooms, Laundry and Kitchen
- Three designer selected palettes for wood floors, tile, granite and wall colors to choose
- Cut pile carpet in Bedrooms
- Granite countertops (3cm.) with 9 ½" deep double stainless steel sink
- Granite backsplash – 4"
- Pull out gooseneck faucet
- ½ HP Disposal
- Stainless Steel Appliances
- G.E. Electric Range/Oven with built-in Microhood
- G.E. Dishwasher
- G.E. Microwave
- G.E. Side-by-Side refrigerator with ice and water in the door
- Under counter lighting at kitchen cabinets
- Custom wood cabinets – choice of three finishes
- Master suite: Whirlpool tub, all tile separate shower with two heads, granite vanity tops (2cm) with double sinks, walk in closets
- Other bathrooms: Granite vanity tops (2cm.), one piece fiberglass tub/shower combination
- Finished gypsum smooth ceilings
- Light fixtures in two finish options: Brushed Nickel or Olde Bronze
- Crown molding or chair rail on first floor as per plan
- Baseboards per plan
- 8 ft. solid panel interior doors as per plan
- 9 ft. ceilings on all floors
- Ventilated shelving in all closets
- Three phone/cable/internet outlets
- Smoke detectors

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OPTIONAL UPGRADES:

- Kitchen upgrade package:
 - G.E. Profile Series side-by-side refrigerator, microwave, electric range/oven, dishwasher and wine cooler
 - ¾ HP Disposal
- G.E. Profile Series Washer and Dryer
- Master bathroom Spa upgrade package:
 - Falling Water wall-mount lavatory faucet with upgraded sink
 - Whirlpool soaking tub with upgraded faucet
 - Custom tile shower with upgraded faucets and two overhead showerheads, two mid-height showerheads and one hand held showerhead
 - Upgraded sinks in vanities
- Lighting upgrade package
- Wood burning fireplace with wood mantle, tile surround and propane starter
- Hardwood floors in Bedrooms
- Jeld-Wen Santa Fe series solid core interior doors
- 80 gal. energy efficient water heater
- Concrete pavers on lower level garage area
- Shelving and cabinets for lower level storage
- Security System
- Sound System

QUALITY ASSURANCE:

- Extended “2-10” Warranty: 2 year limited builder’s warranty, 10 year structural warranty
- Pre-settlement inspection
- Manufacturer’s warranty on appliances, fixtures and equipment

Developer reserves the right to change specifications without notice.

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