



5101 E Yacht Drive • Oak Island

## EXTERIOR FEATURES

**FOUNDATION** Pilings

**ROOF** ~~30 year, architectural shingles~~ 24 gauge Galvalume standing seam (silver/mill finish)

**SIDING** Fiber cement lap siding (Hardi or similar)

**DOORS** Fiberglass insulated with impact glass

**WINDOWS** Vinyl OceanView single hung DP50 impact resistant windows by Viwinco

**DRIVEWAY** Per Site Map

**COVERED PARKING** Under house with finished ceiling flush can lights

**DECKING** ~~Treated wood decking with painted wood railing~~ Trex composite decking and step treads with Vinyl

railings. Front deck to be 10ft wide. Rear deck to remain as shown on rendering with stairs down to pool area

**PORCH** Covered front screened and open porch with two ceiling fans with light kit

**GUTTERS** 5" K-Style seamless aluminum gutters

**FLOOD LIGHTS** 2 in front corner

**LANDSCAPING** Low maintenance, natural areas, foundation plantings

**STORAGE** Enclosed storage area with double fiberglass door

**OUTDOOR SHOWER** Hot & cold treated wood enclosure

**LOCKS** Schlage or similar lock set with deadbolt Smart Wifi Door Lock

**OTHER** Frost free hose bibs & electrical receptacles at front and rear

**POOL** 12x25 In-Ground Pool



# INTERIOR FEATURES

**FLOORING** Luxury Vinyl Plank throughout living spaces and bedrooms; Tile in bathrooms and laundry

**CEILINGS** 10' tray ceiling with Cove Crown molding in living and dining area. 9' ceilings in all other rooms

## WALLS

- Premium interior flat wall paint in buyers' choice of selected color
- Interior trim color in semi gloss finish.
- 1 x 4 MDF with 5/4 x 6 header around windows
- Cove Crown molding on ceiling
- 1 x 6 baseboards

## LIGHTING & FIXTURES

- Living Room: 4 recessed can lights with ceiling fan
- Dining Room: Chrome Chandelier
- Kitchen: 4 recessed can lights with 2 pendants over island
- Master Bedroom: Ceiling Fan with Light Kit
- Master Bathroom: Chrome fixture over both sinks; 1 recessed can light in tiled shower; 1 recessed can light in water closet
- Guest Bedrooms: ~~Chrome Flush Mounted Fixture~~ Recessed Can Lights + Prewired for Fan
- Guest Bathrooms: Chrome fixture over vanity



**ELEVATOR** 3 stop elevator

**SHELVING** ~~Wire ventilated shelving system in closets, pantry, and laundry room~~ Wood shelving in closets, pantry, and laundry room



**HVAC** American Standard electric heat pumps with Wifi capable tstats per mechanical company specs

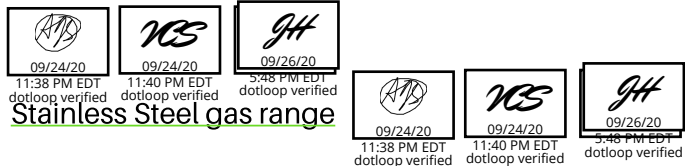
**GAS** Above ground LP tank



# KITCHEN FEATURES

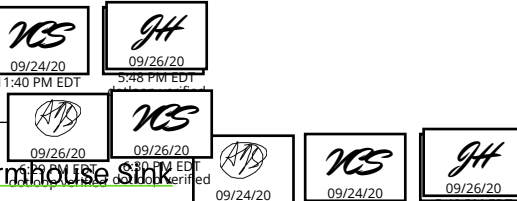
## APPLIANCES Brand the same as 2730 W Pelican

- Stainless Steel Smooth top electric range
- Stainless Steel microwave above range
- Stainless Steel Dishwasher
- Disposal



Add Refrigerator; Washer and Dryer

## SINK Stainless steel sink with pull out sprayer White Farmhouse Sink



## CABINETS Shaker-style white kitchen cabinets with decorative crown molding 36" or Taller

## COUNTERTOPS Level 2 Granite or Quartz



# BATHROOM FEATURES

## COUNTERTOPS Level 2 Granite or Quartz

## CABINETS Shaker style vanity

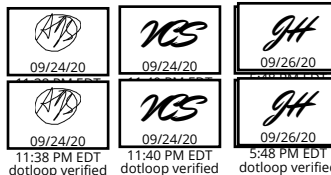
## FLOORING Tile

## MASTER BATH

- Double sink vanity with level 2 granite or quartz top
- Tile Walk In Shower with Tile Base
- Frameless Shower Door

## DOWNSTAIRS GUEST BATH

- Single sink vanity with level 2 granite or quartz top
- Tile Walk In Shower with Tile Base
- Semi-frameless Shower Door



## UPSTAIRS GUEST BATH

- Single sink vanity with level 2 granite or quartz top
- Shower/tub combination with tile surround

# ENERGY SAVINGS

**HEAT PUMP** 14 SEER Energy efficient heat pump

**INSULATION SYSTEM** Composite RValues of R30 in Ceilings, R15 in Walls

**WATER HEATER** ~~Energy efficient tankless electric~~ tankless gas



**DIGITAL THERMOSTATS** Programmable

**CEILING FANS** Located in the living room and master bedroom

**WINDOWS & DOORS** Low-E

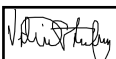
# WARRANTY


**HOME WARRANTY** 10 year structural

**FIRST FULL YEAR BUILDERS WARRANTY**

Note: J.R. Huntley Homes reserves the right to make substitutions in products and materials of equal or better quality when deemed necessary by the builder, in its sole discretion. The feature information above may change without notice prior to a fully executed contract. All upgrade charges, costs, and expenses shall be paid at the time of issuance of change order. Said upgrade charges, costs, and expenses are non-refundable forfeitable expenses.

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09/24/20 11:38 PM EDT  
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