



Included Features at The Camp - Lake Martin

Community Features

- Lakefront View with Private Docks***
- Close Proximity to Chimney Rock Island
- Professionally Designed Landscape Packages

Distinctive Exteriors

- Slab, Crawl Basement Foundations (based on site)
- Hardie Siding Exteriors with Stone Accents Architectural Shingles
- w/ Limited Lifetime Warranty Stained Fiberglass Front Door with
- Handleset & Deadbolt MI 3500 Energy Efficient Vinyl Windows
- Large Rear Porches/Decks for Outdoor Living Beadboard Porch
- Ceilings Ceiling Fan on Rear Porch (per Plan) Optional TV
- Hookups on Rear Porch Screened Porches (per Plan) and
- Optional Outdoor Living Spaces

Interior Features

- 9' smooth ceilings on all levels
- 6'-8" interior doors
- Delaney Callan Carlyle or Bennett Door Hardware - Choice of Satin Nickel or Oil-Rubbed Bronze
- Durable LVP in all areas except laundry and bathrooms
- Technology Package includes RG6 cable outlets, CAT5 phone outlets, Security Pre-Wire, and a 5.1 Surround Sound pre wire in the Family Rm, and a fiber internet pre-wire (amount of outlets varies per plan)
- 5" Beaded Cove Crown Molding in the Foyer, Kitchen, Dining, Family, Powder, Mud Room, Halls, & Master Bedroom
- 1x6 Pine baseboard on all levels
- 1x4 Pine window casing on all levels
- Ceiling Fan with Light Kit in Family Room, all Bedrooms, and Bonus Room
- Stained Oak Stair Treads
- Metal handrail at stair locations and on decks (where applicable)
- Generous Laundry Room with tile floors
- 50" Wood-Burning Fireplace with Stone Mantle & Surround
- Wire shelving standard in all closets

Designer Kitchens

- Custom Cabinets, with 42" Uppers in Kitchen - stained or painted with color and door style options
- Large Islands
- Maytag Stainless Steel Appliances
- Standard Stainless Steel Vent Hood over Range
- Granite Countertops
- Undermount Split Stainless Steel Sink
- Delta Leland Pull-Out Spray Faucet
- 1/2 HP Garbage Disposal
- Tile Backsplash
- Undercabinet LED Lighting
- Recessed Can Ceiling Lighting

Luxurious Master Bath

- Shower with Tile Walls, Tile Floor, Tile Curb, Shampoo Shelves, and Frameless Glass Enclosure
- Raised Height Vanities with Granite Tops
- Delta Woodhurst 8" Vanity Faucets & shower trim (Chrome)
- Ceramic tile floors
- Elongated, Comfort Height toilets

Elegant Secondary Bathrooms

- Durable Acrylic Walls and Tub
- Raised Height Vanities with Granite Tops
- Delta Woodhurst 4" Vanity Faucets & shower trim (Chrome)
- Ceramic tile floors
- Custom Vanities in Powder Bath
- Elongated, Comfort Height toilets

Home Performance / Energy Efficiency

- Energy efficient Trane HVAC equipment (14 SEER)
- Programmable Digital Thermostats (Wifi Ready)
- R-13 wall insulation and R-30 blown attic insulation
- Air barrier and mastic duct sealing helps keep your home warmer in the winter & cooler in the summer
- LoE2 double paned windows
- LP TechShield Radiant Barrier Roof Decking for cooler attics
- Tankless programmable water heater
- CFL and LED Bulbs for significant Energy Savings
- All electric cooking and fireplace
- Smoke and carbon monoxide detectors

Superior Framing

- Engineered Floor Joist System
- AdvanTech subfloor panels
- 16" stud spacing & engineered headers

The Dilworth Experience

- 1 year warranty on all work and material
- 4,000sf Design Gallery with Professional Designers to walk you through a smooth and enjoyable selections process
- Milestone meetings with your Builder as the home progresses

***NOTE: Docks are NOT included in the purchase price of the home. Buyers will contract with a private dock company

Date Revised: 8/21/2025