



# Lady of the Lakes Estates

## LIFE IN THE LAKES REGION

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### **Features and Options**

Before you are asked to sign a binding contract, you will be given a comprehensive and updated spec sheet regarding the construction of your home, from the foundation to the finished landscaping and everything in between. In the meantime, here is a list of the features that all the homes at Lady of The Lakes Estates will share, and some of the options available.

Brands and specific product lines are being decided upon and will be available prior to, and included in the final construction contract. We will make every attempt to accommodate buyer choices if they are not part of the spec sheets. These requests must be made well in advance of construction and included in the contract.

Renderings used in advertising may include some features that are not part of the standard package (for example, water fountains for pools). Care will be taken to communicate that to you. Please feel free to ask any questions you may have regarding the construction of the home.

**MOST IMPORTANTLY, THE HOMES WILL BE BUILT  
ACCORDING TO THE SIGNED SPEC SHEETS AND THE  
AGREED-UPON CONTRACT.**

**Foundation/Basement:**

- Full 8' Basement with option to finish
- There may be a few lots available as walk-outs, which will be noted as such.
- Bulkhead egress
- A "Future finish" package is available which includes a 9' foundation height, under slab insulation and a 3rd zone off the furnace.

**Framing:**

- 2x6 Exterior Construction 16" o.c.
- Pressure treated sills with foam sill seal,
- All interior partition walls are 2x4 16' o.c.
- Exterior Sheathing is 1/2" zip board or LP
- Roof Sheathing is 5/8" zip board or LP
- Subfloor is 3/4" Advantec sheathing

**Insulation:**

- Spray foam insulation to energy code

**Systems:**

- Town water and sewer
- Propane-fired forced hot air heating with zone per floor
- Central air conditioning
- On Demand propane water heater
- 200 AMP electrical service
- Toggle switches including 5 dimmers and receptacles per code
- 2 exterior frost-free sillcock - on the side of the home and one in the rear of the home
- Windows will be vinyl double-hung
- Exterior doors to be fiberglass or steel WITH choices provided through our preferred vendor.

**Flooring:**

- Main floor living area will have red oak hardwood flooring (natural color finish)
- Main floor bathrooms, laundry rooms, and mudrooms will have tile flooring from a selection offered by us.
- Interior stairs will be red oak with wood rails and balusters.
- Second floor landing will be red oak flooring.
- Second floor bedrooms will be carpeted from choices provided by us. Red oak flooring is available as an option.
- Second floor bathrooms will have tile flooring from a selection offered by the builder.

**Bathrooms:**

- Primary bathrooms will have the following features:
  - o Double vanities or two single vanities (see floorplans)
  - o Tiled shower
- Secondary bathrooms will have the following features:
  - o Single vanities
  - o Fiberglass tub/shower
- All Bathrooms:
  - o Cabinetry and vanities will be chosen from a selection of options.
  - o Mirrors and shower doors are not provided. If needed, we will allow a visit from a preferred vendor during construction to determine the buyer's choice for mirrors and shower doors.
  - o Countertops will be granite or quartz from a selection of choices.
  - o Undermount porcelain vanity sinks
  - o Faucets and fixtures will be brushed nickel with possible options selected through our vendor.

**Kitchen:**

- Appliances to be Energy-Star stainless appliances with gas range (Brand TBD) with option to upgrade through our vendor with an appliance allowance provided. Note: Dryer to be wired
- Cabinetry will be Mantra Cabinets with colors selected from a variety of choices.
- Countertops will be granite or Quartz from a variety of choices. Further options available through the supplier/installer with a credit provided by the builder.
- Undermount stainless steel sink.
- Faucets will be brushed nickel or Chrome with possible options selected through our vendor.

**Lighting:**

- Recessed lighting featured throughout, with the exception of Bedrooms and bonus rooms (which will include one overhead light provided by customer), per code and per design of our experienced electrical contractor.
- Appropriate outdoor lighting per code
- You will be given a lighting list specific to each home style. It will be your responsibility to provide the lighting per this list which will allow you to customize your home accordingly.
- There may be an opportunity for an electrical walkthrough during the framing stage of construction so that you may determine the placement of lighting, switches, etc. This may not always be possible due to safety and scheduling considerations.

### **Exterior:**

- Maintenance-free vinyl siding with D6” corners, PVC fascia and rakes, vinyl soffit
  - o Multiple colors available
- High-quality asphalt shingles with metal accents
- All decks will be composite with PVC trim components
- Exterior may not match the advertising used. Spec sheet will give detailed description of material to be used and the final appearance you can expect.

### **Interior:**

- Quality standard trim package: 2 panel shaker style Masonite doors (1x4 window casing with a 1x6 cap and 5 1/4” baseboard)
- Brushed nickel hardware package
- White painted trim
- Buyer may choose any two colors for the interior of the home, with additional colors possible as an upgrade.

### **Outside your home:**

- Paved driveway and walkways
- 2’ stone drip edge along drip line of house
- Spacious lawn with disturbed areas to be hydro-seeded or mulched
- Landscaped Yard
- One fruit tree to be planted along side of driveway
- Install plantings along front side of house as determined by us
- Buried propane tank
- Underground utilities