



WATERVIEW
AT BAY POINT

PLATINUM

FRONT ELEVATION

Full Covered Porch (\$25,000 upgrade)

Wired and Braced for Ceiling Fan (not included)

2 LED Can Lights

Composite Decking

White Vinyl Wrap Throughout

CONSTRUCTION

R49 Roof – Ceiling Insulation

45# Roof Load

7/12 Roof Pitch

2x6 Sidewall + R21 Insulation

9 Ft Sidewall

2x4 Interior Walls

Tray Ceiling in Living Room

Attic Access Panel

PLUMBING/HEATING

High Efficiency Gas Furnace

50-GAL Electric Water Heater -INCLUDED

50-Gal Gas Water Heater \$1,000 (option)

Exterior Frost-Free Faucets (2)

Wired for electric dryer

EXTERIOR
30 Year Architectural Shingles
Lineals All Sides (4" Vinyl Wrap Border Around All Windows)
Vinyl Siding
Shake Siding Front
Ice Guard
WINDOWS
79" Mulled Windows Throughout DP 50
ELECTRICAL
200 Amp 40 Circuit
LED Can Lights Throughout (2 Per Bedroom) Includes dimmers
2 Ton AC unit
Deco Switches & Recepts
Exterior GFI (2)
LIGHTING
Wired and Braced for Ceiling fans (4) (Fans not included)
Pendants (2) Over Kitchen Island (Pendants Included)
DRYWALL
5/8" Drywall
APPLIANCES
Deluxe Gas Range SSTL
25 CF French Door Bottom Freezer SSTL
4 Cycle Dishwasher SSTL
Garbage Disposal

Built-In Microwave SSTL w/SS Chimney Range Hood
Microwave Cabinet

EXTERIOR DOORS

6 Lite Front Door

Fire Rated Rear Door

Kwik Set Locksets

INTERIOR

Wood Windowsills

5-1/4" Crown & Base Hardwood

Built-in Entertainment Center with Decorative Electric Fireplace, Mantle, Shelving System

CABINETS

Painted Flat Panel Cabinet Doors

43" Kitchen Cabinets

Soft Close Cabinet Door Hinges

6" Cabinet Pulls- Brushed Nickel

Drawer Over Door in Kitchen

Drawer Stack in Kitchen

Drawer Stack in Master Bath

Tall Refrigerator Overhead Cabinet

KITCHEN

Tiled Backsplash

Upgraded Tile Full Height Behind Range

Single Lever Pull Down Faucet Chrome (high rise with pull down sprayer)

SS Farmhouse Sink

MASTER BATH

Undermount Sinks

Single Lever Chrome Faucets

60" Tile Shower (Standard)
4x6 Walk-in Tile Shower (\$2500 option)

Elongated Toilets

LED in Mirror

LED Mirrors in Baths

HALL BATH

Hall Bath 1 Piece Tub Shower 60"

Undermount Sink

FLOOR COVERING

LVT Flooring Throughout
Kitchen, Hallway, Living Room, Bathroom and Bedrooms

COUNTERTOP

Quartz Countertops
Kitchen and both Baths

INTERIOR DOORS

Lever Interior Door Handles

3 Panel Craftsman Interior Doors
(Solid Core)

Wood Furnace Door

Wood Water Heater Door

ATTACHED GARAGE

12 x 24 Single Car Garage (some units do not have garages)

Full Electric

Garage Door

Drywall throughout