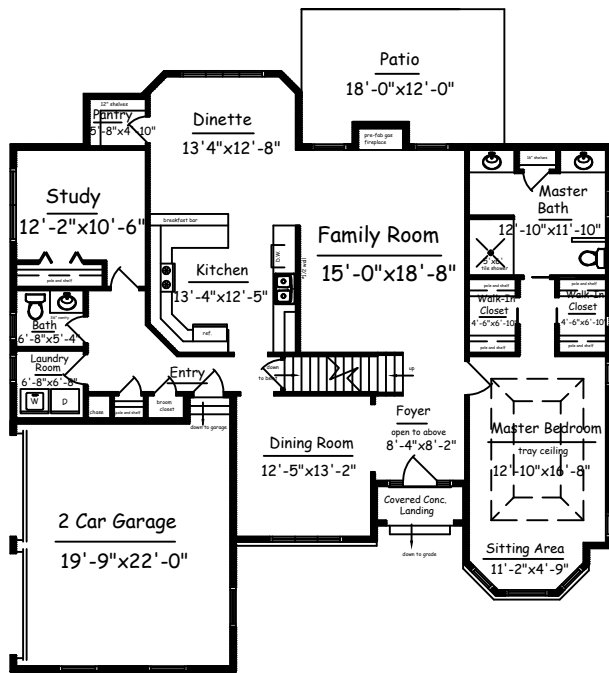
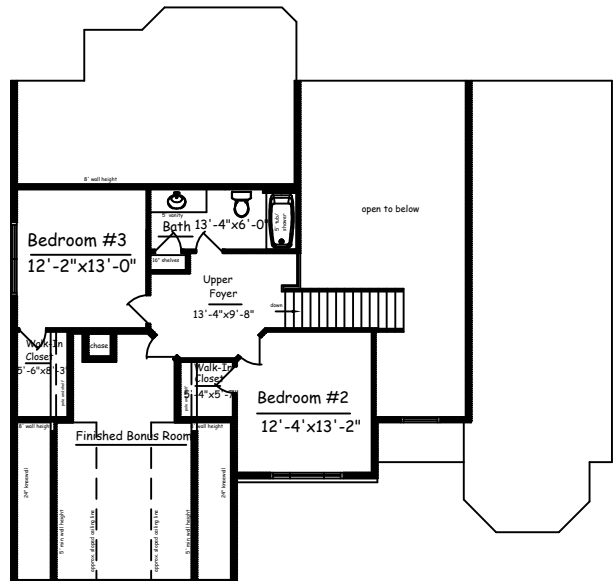


THE BAY HILL



1st. floor - 1785 sq.ft.
 2nd. floor - 594 sq.ft. (excluding open ceiling)
 total - 2633 sq.ft.
 garage - 450 sq.ft.

1ST. FLOOR PLAN



2ND. FLOOR PLAN



**Lot 4 Sweetheart Mountain
Bay Hill
2633 Sq. Ft. Home
3 Bedrooms 2-1/2 Baths
2 Car Garage**

All Standard Specs Included in Price:

Extra Included in Price:

5' x 7' Front Portico	
12' x 18' Rear Paver Brick Patio	
Paver Brick Front Walk	
Cultured Stone located on Dining Room Peak and Master Bedroom Sitting Area	(See Allowance)
Cathedral Ceiling located in Family Room	
Tiled Shower located in Master Bath with Duel Shower Heads	(See Allowance)
3/8" Frameless Master Shower Door	(See Allowance)
3-1/2" #1 Common White Oak Flooring located in Foyer, Dining Room - - Family Room, Kitchen, Dinette, Master Bedroom, Study and 2nd Floor Hall	
Tile located in Mudroom and Baths	
Balance of Home to be \$18.00 per yard Carpet over 6lb Pad	

Allowance Included in Price:

Cabinets/Granite	22,500.00
Appliance	3,900.00
Lighting	2,000.00
Tile	3,200.00
Tiled Master Shower	2,500.00
Master Shower Door	850.00
Carpet	1,350.00
Cultured Stone	9,600.00

Total Price of Home: \$559,900.00

Lovley Development

Standard Specs

Foundation

10" Foundation Walls

10' x 25' Footings

Structural

Exterior 2 x 6 x 16" on center , Douglas Fir

Interior 2 x 4 x 16" on center, Douglas Fir

Sub Floor 3/4 Tongue & Groove

Exterior Sheathing 1/2 CDX Plywood

Exterior Sheathing 7/16 OSB Board

Siding

Vinyl Clap Board Siding

Vinyl and Aluminum Trim

Corner Posts and Skirt Boards

Aluminum Gutters and Leaders

Shutters located on Front of House

Windows

Kas-Kel Low E Glass

Double Pane Insulated Argon Gas Filled

Double Hung Tilt Windows

Screens and Grills

Roofing

30 Year Architectural Shingles

Exterior

Process Driveway

Paver Brick Walk to Front Door

Lot Finished, Graded and Seeded

Insulation

Barricade Housewrap

2nd Floor Ceiling R-49

Exterior Walls R-21

Basement Ceiling R-30

Heating, Venting & Air Conditioning

2 Zone Gas Hot Air Heating with A/C

Dryer Venting to Outside

Attic Scuttle

Soffit and Ridge Vent

Deck

12' x 18' Paver Brick Patio

Fireplace

Gas Free-Standing Fireplace with Marble -

- and Wood Mantel

Plumbing

Kitchen Sink, Double Bowl, Stainless Steel
under mount

One Piece Fiberglass Tub or Shower

Faucets - Delta or Equal

2 Exterior Faucets Provided

Washer & Dryer Hookup

Plumbing Supply Line: Copper/Pex

Drain Lines: ABS

Tiled Shower located in Master Bath

3/8" Frameless Master Shower Door

Electrical

200 Amp Service

Garage Pre-Wired for Openers

2 Exterior Plugs

Smoke Detectors Provided Per Code

1 Phone Jacks, 5 Cable Jacks

Fan Lights located in all Baths

Appliances

Dishwasher by GE Stainless Steel

Range Electric Self-Cleaning by GE Stainless Steel

Microwave By GE

Refrigerator Stainless Steel

Flooring

Oak Flooring located in Foyer, Kitchen, Dinette -

- Dining Room, Family Room and 2nd Floor Hall

Tile located in Mudroom and Baths

Wall to Wall Carpeting in all areas, \$18.00 per Yard

Interior Finish

6 Panel Style Interior Doors (Masonite)

White Pine Trim Colonial Type

Pine Cased Openings Colonial Type

Walls Painted Antique White Flat Latex Eggshell

Trim Painted White Semi-Gloss Latex

Moisture Resistant Sheetrock around Tubs

Ceilings Sprayed Flat White

Stairs to be Oak Treads and Popular Risers

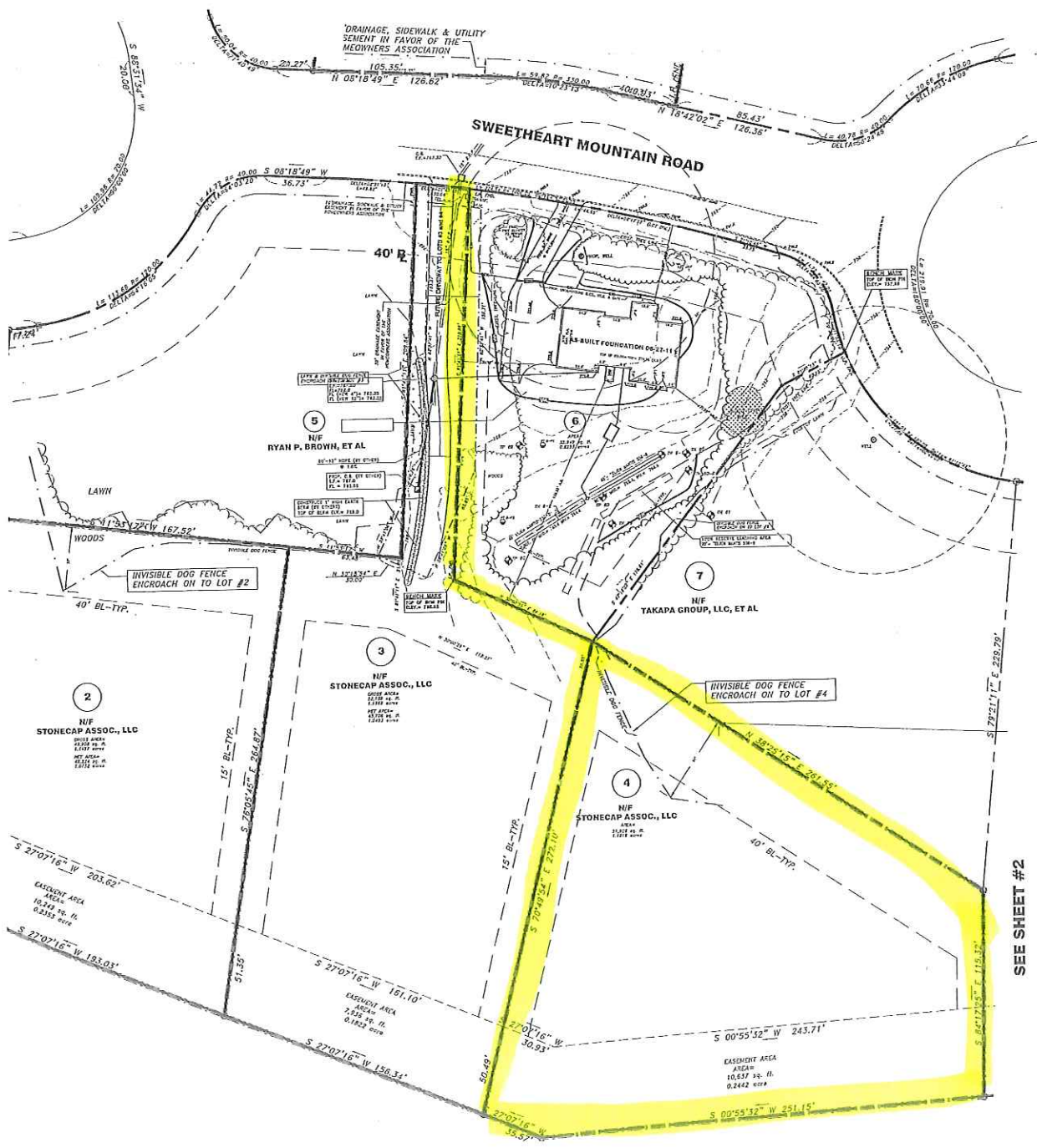
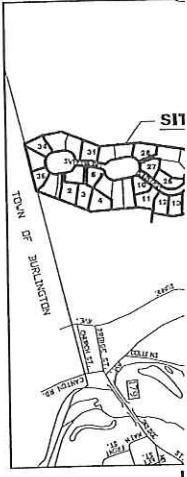
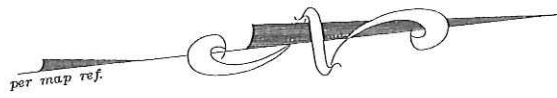
French Paneling with Crown Molding and Chair -

- Railing in Dining Room

Cabinets

Custom made Raised Panel Cabinets & Vanities

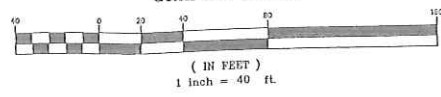
Granite Counter Tops in Kitchen and Baths



SEE SHEET #2

- NOTES**
- SURVEY NOTES:**
 - This survey has been prepared per State Agencies Section 20-300b-1 Surveys and Maps in the State of Association of Land Surveyors, Inc.
 - Type Of Survey Is PROPERTY
 - Boundary Determination Category Is -Class of Accuracy Is A-2
 - PARCEL AREAS AS SHOWN.
 - PROPERTY LIES IN FLOOD ZONE X (A) F.I.R.M. PANEL NO. 30B OF 67S. MAP NO.
 - MAP REFERENCES:
 - "LOT LAYOUT PLAN TAKAPA SUBDIVISION PROPERTY OF THIS PATH, LLC, CAROL GRUNDWALSKI, ET AL FREEDOM DRIVE DATED: FEBRUARY 25, 2005. REVISED PREPARED BY: DICESARE-BENTLEY EN
 - PROPERTY MAY BE BURDENED AND/O
 - PROPERTY IS ZONED: AR-1.

GRAPHIC SCALE



TO MY KNOWLEDGE AND BELIEF,
NOTED HEREON:

Lloyd A. Pearson
LLOYD A. PEARSON,

THIS DOCUMENT AND COPIES THEREOF, SIGNATURE AND EMBOSSED SEAL UNAUTHORIZED ALTERATIONS TO VALID ONLY ON MAPS BEARING