

THE VILLAGES AT EMERALD BAY
SPECIFICATIONS – LOT 9
FEATURE PACKAGE

1 of 2

INTERIOR:

Quality home features:

10' ceilings on first floor and basement
Sheetrock finishes with smooth ceilings and walls
One standard paint color on all walls
All bedroom and bathroom interior walls are insulated
Brush nickel spindles
Anderson windows
Therma-tru and Anderson doors
Nichia fiber cement siding
Covered porch w/ ceiling fans & light
Weather Best composite decking
Vinyl exterior railing
Chateau-Burgundy metal roof
10' poured concrete basement walls, reinforced with steel
Complete no-maintenance community

Kitchen:

- > Custom built maple or cherry cabinets
- > Raised panel doors
- > Granite countertops (upgrade)
- > Moen fixtures
- > Vaulted ceilings
- > Recessed lighting
- > Pendant lights
- > ¾" oak hardwood flooring
- > Stainless Steel Appliances
- > Range-Electric
- > Dishwasher
- > Microwave
- > Refrigerator with connection to icemaker
- > Double oven

Great Room:

- > Vaulted ceiling
- > Built-in entertainment center
- > Gas fireplace with granite, marble surround
- > Transom windows
- > Custom millwork
- > Recessed lighting
- > Plasma TV
- > ¾" oak hardwood flooring

Formal Dining Room:

- > Vaulted ceiling
- > Window Seat
- > Transom windows with custom millwork
- > Stately columns
- > Dramatic archways
- > ¾" oak hardwood flooring

Formal Living Room:

- > Double tray ceiling with accent lighting
- > Double crown molding
- > Transom windows with custom millwork
- > Stately columns
- > Dramatic archway
- > ¾" oak hardwood flooring

1st Floor Office or Bedroom with Private Bath:

- > Custom built cabinets
- > Cherry or maple cabinets
- > Raised panel doors
- > Ceiling fan

- > Recessed lighting
- > Coffered ceiling
- > Granite countertop
- > One-piece tub/shower
- > Wall mirror
- > Bath fixtures by Moen

Laundry Room:

- > Ceramic tile
- > Custom cherry or maple cabinets

Half Bath:

- > Pedestal sink
- > Wall mirror
- > Moen fixtures
- > Recessed lighting
- > ¾" hardwood floors

Master Bedroom:

- > Trey ceiling with accent lighting
- > Ceiling fan
- > Transom windows
- > French doors to deck
- > His and her closets
- > Built-in wood closet organizers
- > ¾" oak hardwood flooring

Master Bath:

- > Custom built maple or cherry cabinets
- > Raised panel doors
- > Jacuzzi bath
- > Custom ceramic/marble walk-in showers
- > Granite countertops (upgrade)
- > Wall mirror
- > Moen fixtures
- > Recessed lighting

Master Bedroom Second Floor:

- > Vaulted ceiling
- > Ceiling fans
- > Arched top casement windows
- > Walk-in closet
- > Built-in wood closet organizers
- > Plush carpeting

Second Floor Master Bath:

- > Custom built cherry or maple cabinets
- > Raised panel doors
- > One-piece tub/shower
- > Double sink
- > Granite countertop (upgrade)
- > Wall mirror
- > Bath fixtures by Moen
- > Recessed lighting

Second Floor Mezzanine:

- > Window seat
- > Sophisticated social overlook

Tower Room:

- > Double tray ceiling
- > Double crown molding
- > Transom windows
- > Custom millwork

THE VILLAGES AT EMERALD BAY
SPECIFICATIONS – LOT 9
FEATURE PACKAGE

2 of 2

Technology:

- Smart house and alarm pre-wiring
- Pre-wired for cable and telephone

Electrical and Mechanical:

- Exterior ground fault interrupter receptacles at front & rear
- Interior receptacle locations to code requirements
- Vented bathroom exhaust fans
- 400 Amp electrical services
- Two hot water heaters
- Pex homerun waterline with a pex water manifold block
- Two exterior spigots
- Heating/Air Conditioning (Three-zoned heating and AC)
14 Seer, 3.5 ton heat pump with a 4 ton handler on the main level, 1.5 ton heat pump with a 2 ton handler on the second level, 2 ton heat pump in the basement with a 2.5 ton handler

Interior Doors:

- Two-panel doors
- Fire rated steel door from garage to house
- Brushed nickel hardware

EXTERIOR:

- Concrete patio, front porch & sidewalk
- Paved drive

Exterior Doors:

- Fiberglass front door
- French doors to deck and patio
- Fiberglass ½ light service doors
- Fire rated steel door from garage to house
- Brushed nickel door hardware
- Entrance doors include dead bolt with all locks keyed alike

Garage:

- Garage door opener with two remotes and keypad
- Insulated 8x18 carriage house style doors

Landscaping:

- Trees & shrubs per subdivision & lot plan
- 3.5 miles of walking trails
- Boat house with deeded boat slip

Mailbox:

- Subdivision standard
- House numbers included

Roofing:

- Energy efficient metal roof
- Ridge & soffit vent system

DISCLAIMER: Sizes approximate, price and materials subject to change. All allowances include materials, tax and shipping. Interior selections may be made by Purchaser only if not already ordered by Seller/Builder.

List price

\$ 985,000.00

*Bayview Const. Corp.
Bay View 10/13/07*

www.VillagesAtEmeraldBay.com

October 13, 2007

THE VILLAGES AT EMERALD BAY
SPECIFICATIONS – LOT 10
FEATURE PACKAGE

1 of 2

INTERIOR:

Quality home features:

10' ceilings on first floor and basement
Sheetrock finishes with smooth ceilings and walls
One standard paint color on all walls
All bedroom and bathroom interior walls are insulated
Brush nickel spindles
Anderson windows
Therma-tru and Anderson doors
Nichia fiber cement siding
Covered porch w/ ceiling fans & light
Weather Best composite decking
Vinyl exterior railing
Chateau-Burgundy metal roof
10' poured concrete basement walls, reinforced with steel
Complete no-maintenance community

Kitchen:

- > Custom built maple or cherry cabinets
- > Raised panel doors
- > Granite countertops (upgrade)
- > Moen fixtures
- > Vaulted ceilings
- > Recessed lighting
- > Pendant lights
- > ¾" oak hardwood flooring
- > Stainless Steel Appliances
- > Range-Electric
- > Dishwasher
- > Microwave
- > Refrigerator with connection to icemaker
- > Double oven

Great Room:

- > Vaulted ceiling
- > Built-in entertainment center
- > Gas fireplace with granite, marble surround
- > Transom windows
- > Custom millwork
- > Recessed lighting
- > Plasma TV
- > ¾" oak hardwood flooring

Formal Dining Room:

- > Vaulted ceiling
- > Window Seat
- > Transom windows with custom millwork
- > Stately columns
- > Dramatic archways
- > ¾" oak hardwood flooring

Formal Living Room:

- > Double tray ceiling with accent lighting
- > Double crown molding
- > Transom windows with custom millwork
- > Stately columns
- > Dramatic archway
- > ¾" oak hardwood flooring

1st Floor Office or Bedroom with Private Bath:

- > Custom built cabinets
- > Cherry or maple cabinets
- > Raised panel doors
- > Ceiling fan

- > Recessed lighting
- > Coffered ceiling
- > Granite countertop
- > One-piece tub/shower
- > Wall mirror
- > Bath fixtures by Moen or Kohler

Laundry Room:

- > Ceramic tile
- > Custom cherry or maple cabinets

Walk-in Pantry

Master Bedroom:

- > Tray ceiling with accent lighting
- > Ceiling fan
- > Transom windows
- > French doors to sun room
- > His and her closets
- > Built-in wood closet organizers
- > ¾" oak hardwood flooring

Sun Room:

- > Transom windows
- > Custom millwork
- > Ceramic tile
- > Ceiling fan/light

Master Bath:

- > Custom built maple or cherry cabinets
- > Raised panel doors
- > Air bath
- > Custom ceramic/marble walk-in showers
- > Granite countertops
- > Wall mirror
- > Moen fixtures
- > Recessed lighting

Master Bedroom Second Floor:

- > Vaulted ceiling
- > Ceiling fans
- > Arched top casement windows
- > Walk-in closet
- > Built-in wood closet organizers
- > Plush carpeting

Second Floor Master Bath:

- > Custom built cabinets
- > Cherry or maple cabinets
- > Raised panel doors
- > One-piece tub/shower
- > Double sink
- > Granite countertop (upgrade)
- > Wall mirror
- > Bath fixtures by Moen
- > Recessed lighting

Second Floor Mezzanine:

- > Window seat
- > Sophisticated social overlook

THE VILLAGES AT EMERALD BAY
SPECIFICATIONS – LOT 10
FEATURE PACKAGE

2 of 2

Technology:

- Smart house and alarm pre-wiring
- Pre-wired for cable and telephone

Electrical and Mechanical:

- Exterior ground fault interrupter receptacles at front & rear
- Interior receptacle locations to code requirements
- Vented bathroom exhaust fans
- 400 Amp electrical services
- Two hot water heaters
- Pex homerun waterline with a pex water manifold block
- Two exterior spigots
- Heating/Air Conditioning (Three-zoned heating and AC)
14 Seer, 3.5 ton heat pump with a 4 ton handler on the main level, 1.5 ton heat pump with a 2 ton handler on the second level, 2 ton heat pump in the basement with a 2.5 ton handler

Interior Doors:

- Two-panel doors
- Fire rated steel door from garage to house
- Brushed nickel hardware

EXTERIOR:

- Concrete patio, front porch & sidewalk
- Paved drive

Exterior Doors:

- Fiberglass front door
- French doors to deck and patio
- Fiberglass ½ light service doors
- Fire rated steel door from garage to house
- Brushed nickel door hardware
- Entrance doors include dead bolt with all locks keyed alike

Garage:

- Garage door opener with two remotes and keypad
- Insulated 8x18 carriage house style doors

Landscaping:

- Trees & shrubs per subdivision & lot plan
- 3.5 miles of walking trails
- Boat house with deeded boat slip

Mailbox:

- Subdivision standard
- House numbers included

Roofing:

- Energy efficient metal roof
- Ridge & soffit vent system

DISCLAIMER: Sizes approximate, price and materials subject to change. All allowances include materials, tax and shipping. Interior selections may be made by Purchaser only if not already ordered by Seller/Builder.

List price

\$ 995,000.00

*Bayview Const. Comp.
Bay View 10/13/07*

THE VILLAGES AT EMERALD BAY
SPECIFICATIONS – LOT 11
FEATURE PACKAGE

1 of 2

INTERIOR:

Quality home features:

10' ceilings on first floor and basement
Sheetrock finishes with smooth ceilings and walls
Multiple paint colors
All bedroom and bathroom interior walls are insulated
Brush nickel spindles on banister and staircase
Anderson windows
Therma-tru and Anderson doors
Nichia fiber cement siding
Covered front, side & rear porches w/ ceiling fans & recessed lights
Weather Best composite decking
Vinyl exterior railing
Chateau-Burgundy metal roof
10' poured concrete basement walls, reinforced with steel
Complete no-maintenance community

Kitchen:

- > Custom built maple or cherry cabinets
- > Raised panel doors
- > Granite countertops
- > Kohler fixtures
- > Vaulted ceilings
- > Recessed lighting
- > Pendant lights
- > ¾" oak hardwood flooring
- > Stainless Steel Appliances
- > Range-Electric
- > Dishwasher
- > Microwave
- > Refrigerator with connection to icemaker
- > Double oven

Great Room:

- > Vaulted ceiling
- > Built-in entertainment center
- > Gas fireplace with granite, marble surround
- > Transom windows
- > Custom millwork
- > Recessed lighting
- > Plasma TV
- > ¾" oak hardwood flooring

Formal Dining Room:

- > Vaulted ceiling
- > Window Seat
- > Transom windows with custom millwork
- > Stately columns
- > Dramatic archways
- > ¾" oak hardwood flooring

Formal Living Room:

- > Double tray ceiling with accent lighting
- > Double crown molding
- > Transom windows with custom millwork
- > Stately columns
- > Dramatic archway
- > ¾" oak hardwood flooring

1st Floor Office or Bedroom with Private Bath:

- > Custom built cabinets
- > Cherry or maple cabinets
- > Raised panel doors
- > Ceiling fan

- > Recessed lighting
- > Coffered ceiling
- > Granite countertop
- > One-piece tub/shower
- > Wall mirror
- > Bath fixtures by Kohler

Laundry Room:

- > Ceramic tile
- > Custom cherry or maple cabinets

Half Bath:

- > Pedestal sink
- > Wall mirror
- > Kohler fixtures
- > Recessed lighting
- > ¾" hardwood floor

Master Bedroom:

- > Trey ceiling with accent lighting
- > Ceiling fan
- > Transom windows
- > French doors to deck
- > His and her closets
- > Built-in wood closet organizers
- > ¾" oak hardwood flooring

Master Bath:

- > Custom built maple or cherry cabinets
- > Cherry or maple cabinets
- > Raised panel doors
- > Overflow bath
- > Custom ceramic/marble walk-in showers
- > Granite countertops
- > Wall mirror
- > Kohler fixtures
- > Recessed lighting

Master Bedroom Second Floor:

- > Vaulted ceiling
- > Ceiling fans
- > Arched top casement windows
- > Walk-in closet
- > Built-in wood closet organizers
- > Plush carpeting

Second Floor Mezzanine:

- > Window seat
- > Sophisticated social overlook

Second Floor Master Bath:

- > Custom built cabinets
- > Cherry or maple cabinets
- > Raised panel doors
- > One-piece tub/shower
- > Double sink
- > Granite countertop
- > Wall mirror
- > Bath fixtures by Kohler
- > Recessed lighting

THE VILLAGES AT EMERALD BAY
SPECIFICATIONS – LOT 11
FEATURE PACKAGE

2 of 2

Technology:

- > Smart house and alarm pre-wiring
- > Pre-wired for cable and telephone

Electrical and Mechanical:

- > Exterior ground fault interrupter receptacles at front & rear
- > Interior receptacle locations to code requirements
- > Vented bathroom exhaust fans
- > 400 Amp electrical services
- > Two hot water heaters
- > Pex homerun waterline with a pex water manifold block
- > Two exterior spigots
- > Heating/Air Conditioning (Three-zoned heating and AC)
14 Seer, 3.5 ton heat pump with a 4 ton handler on the main level, 1.5 ton heat pump with a 2 ton handler on the second level, 2 ton heat pump in the basement with a 2.5 ton handler

Interior Doors:

- > Two-panel doors
- > Fire rated steel door from garage to house
- > Brushed nickel hardware

EXTERIOR:

- > Stone chimney
- > Stamped concrete patio & front porch
- > Paved drive

Exterior Doors:

- > Fiberglass front door
- > French doors to deck and patio
- > Fiberglass half light service doors
- > Fire rated steel door from garage to house
- > Brushed nickel door hardware
- > Entrance doors include dead bolt with all locks keyed alike

Garage:

- > Garage door opener with two remotes and keypad
- > Insulated 8x18 carriage house style doors

Landscaping:

- > Trees & shrubs per subdivision & lot plan
- > 3.5 miles of walking trails
- > Boat house with deeded boat slip

Mailbox:

- > Subdivision standard
- > House numbers included

Roofing:

- > Energy efficient metal roof
- > Ridge & soffit vent system

DISCLAIMER: Sizes approximate, price and materials subject to change. All allowances include materials, tax and shipping. Interior selections may be made by Purchaser only if not already ordered by Seller/Builder.

List price

\$ 975,000.00

*Bayview Const. Corp.
Bayview 10/13/07*

www.VillagesAtEmeraldBay.com

October 13, 2007, 2007