

Inclusions

General Building Features

208 distinctive, light filled homes with spectacular views

Distinctive architecture, beautiful brick & stone exterior

Steel frame with concrete floors & drywall ceilings

Sound deadening wall construction ensures privacy

Professionally landscaped exterior for color throughout the seasons (maintained)

Copper water supply piping featuring circulated hot water supply

Fire resistant structure protected by sprinkler system, fire alarms & AC powered smoke detectors

Individually controlled high efficiency forced air heating & air conditioning

Central domestic hot water system for continuous supply & uninterrupted service

R-30 roof & R-15 exterior wall insulation

Garbage chute on every floor

Water usage & parking included in monthly assessment fees

Large walk-out terraces or balconies for extended living space

Secure & heated indoor parking

Individual storage cages in main garage

ADA approved elevator from garage to all floors

Maintenance-free aluminum clad wood windows & doors with insulated glass, screens & grille

Telephone & cable wiring per plan, plus optional computer wiring available

Attractive lobby with keyless entry access phone system

Individual mail box

Standard Luxury Residences

Minimum 9' ceiling height per plan

12" x 12" ceramic tile in entry foyer & kitchen

Classic white six panel Colonist doors & brass lever hardware.

Semi-gloss finish on trim & doors

Walk-in closets per plan with vinyl coated wire shelving

Premium 5/8" wallboard used on all partitions

GE Spacemaker washer & dryer per plan

Solid wood entry door with deadbolt & 180 degree viewer

Priming & full coat of finish – white paint throughout

Decorator lighting package

Optional vent-free fireplace

Wall to wall carpet with bonded padding in bedrooms & living room

Gourmet Kitchens

Laminate countertops available in select colors

Choice of designer oak cabinetry

Stainless steel appliances

GE refrigerator, gas range, dishwasher & microwave

Stainless Steel double bowl sink with Moen single-lever faucet

Ample electrical outlets along counters

1/2 hp continuous feed food disposal

Elegant Baths

Designer oak cabinetry

Moen faucets

Villager's Cast 5' tub (with whirlpool option) & fiberglass shower base per plan

Oversized mirrors

Cultured marble top with double bowl per plan

Ceramic tile floor & bathtub/shower surrounds

Towel bars & paper holders

Recessed lighting per plan

Scald resistant shower valve

Exhaust fan

Clubhouse

Entertainment room

Swimming pool & sauna

Beach area for swimming, volleyball & grilling

Tennis courts

Walking and biking trails





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