

# Harbor Bay Estates @ Bayville Distinctive Features

## Gracious Exteriors

- ❖ Spacious Full Basement – Poured Concrete Foundation Walls
- ❖ Two Car Garage (sheet rocked)
- ❖ Premium Maintenance-Free Vinyl Exterior
- ❖ Maintenance-Free Vinyl Soffits
- ❖ Maintenance-Free Aluminum Clad Trim
- ❖ Maintenance-Free Vinyl Double Glazed Windows
- ❖ Insulated fiberglass entrance door – single door with side lights as per plan
- ❖ Paved Macadam Driveway
- ❖ Concrete Front Walkway
- ❖ 25 Year Self-Sealing Roof Shingles
- ❖ Grading and Seeding of Cleared Areas
- ❖ Front and Rear Frost-Free Hose Bibs
- ❖ Front and Rear Exterior GFI Electrical Outlets

## Stylish Interiors

- ❖ 9' Ceilings on First Floor
- ❖ Voluminous 2 Story Foyer (per plan)
- ❖ Vaulted or 2 Story Family Room (per plan)
- ❖ Oak Rail and Spindles on Staircases
- ❖ Master Bedroom Sitting Area (per plan)
- ❖ Separate Library (per plan)
- ❖ Crown Molding in Living Room, Dining Room & Foyer
- ❖ Chair Rail in Dining Room
- ❖ Secondary Oak Rail & Spindles Staircase (per plan)
- ❖ Colonial Raised Panel Interior Doors
- ❖ Polished Brass Door Hardware
- ❖ Painted Colonial Trim Package – 3/4" base throughout – 3/4" casing Foyer – 2 1/4" casing around all doors
- ❖ Walk-in Closet in Master Bedroom (per plan)
- ❖ Ventilated Shelving in Closets
- ❖ Laundry Room with Washer and Gas Dryer Hookup prepared
- ❖ 42" Wood burning Fireplace

## Community Features

- ❖ 10 Year Homeowner Warranty
- ❖ Well Water
- ❖ Sidewalks and Curbs

## Gourmet Kitchens

- ❖ Luxurious Eat-in Kitchen with Center Island
- ❖ *G.E.* Self-Cleaning Range with Hood (per plan)
- ❖ *G.E.* Gas Cook top with Hood (per plan)
- ❖ *G.E.* Deluxe Electric Self-Cleaning Wall Oven with Microwave
- ❖ *G.E.* Deluxe Multi-Cycle Dishwasher
- ❖ Icemaker Line For Refrigerator
- ❖ Custom Maple Kitchen with 42" Flat Panel Wall Cabinets and Crown Molding
- ❖ Designer Laminate Countertops
- ❖ Moen Single Lever Faucet with Sprayer
- ❖ Large *Kohler* Stainless Steel Sink with Side Vegetable Sink
- ❖ Pantry Closet

## Master Bath

- ❖ Luxurious Soaking Tub with Ceramic Tiled Surround
- ❖ Ceramic Tiled Shower with Glass Enclosure
- ❖ Custom Maple Vanity Sink Base with Drawers
- ❖ Designer Laminate Countertop with His/ Hers Sinks and Moen Single Lever Faucets
- ❖ Full Width Mirror Over Vanity
- ❖ Elongated Water-Saver Commode
- ❖ 8 x 8 Ceramic Tiled Floors
- ❖ Volume Ceiling

## Main Bath

- ❖ Bath with Ceramic Tiled Surround
- ❖ Elongated Water-Saver Commode
- ❖ Custom Maple Vanity Sink Base
- ❖ Designer Laminate Countertop with Two Sinks and Moen Single Lever Faucet
- ❖ Recessed Medicine Cabinet and Full Width Mirror Over Vanity

- ❖ 8 x 8 Ceramic Tiled Floors

## Powder Room

- ❖ Pedestal Sink with Moen Single Lever Faucet
- ❖ Wall Mirror
- ❖ Elongated Water-Saver Commode
- ❖ Designer Ceramic Tile 12 x 12

## Quality Flooring

- ❖ Designer 12 x 12 Ceramic Tile in Foyer
- ❖ 8 x 8 Luxury Tile Package in Master and Main Bath
- ❖ Designer 12x12 Ceramic Tile in Powder Room
- ❖ Designer 12 x 12 in Kitchen and Laundry Room
- ❖ Wall to Wall Carpeting with 3/8" Padding

## Safety and Convenience

- ❖ UL Approved Smoke Detectors with Battery Backup
- ❖ GFI Electrical Outlets in Kitchen, Baths and Front and Rear Exterior
- ❖ Anti-scald Pressure Balanced Showerheads
- ❖ Copper Electrical Wiring
- ❖ Front and Garage Entrance Lights
- ❖ 200 AMP Electrical Service
- ❖ Pre-wired for 2 Cable and 2 Telephone Outlets

## Energy Saving Features

- ❖ 2 Zone High Efficiency 13 SEER Central Air Conditioning
- ❖ 2 Zone 92% High Efficiency Gas Forced Hot Air Heat
- ❖ Programmable Set Back Thermostat
- ❖ Insulated Vinyl Double Glazed Windows with Screens
- ❖ Insulated Vinyl Double Glazed Patio Door with Screen
- ❖ High Efficiency R-13 Insulation in Walls and R-30 in Attic (R-19 when Vaulted/Cathedral)
- ❖ Insulated Metal Exterior Doors
- ❖ 75 Gallon Gas Hot Water Heater

\* subject to errors, omissions and substitutions

08/18/09