

Wilderness Resort Villas, LLC

STANDARD SPECIFICATIONS FOR NEW HOME CONSTRUCTION UNIT NO. 15

1. Unit Dimensions/Floor Plan

A. 1st Floor (33' x 42')

- Great room - living, dining, kitchen
- Master bath with w/c, vanity, whirlpool tub, shower
- Master Bedroom
- Main Bath
- Foyer
- Second Bedroom (Bedroom 2)

B. Loft -

- Enclosed bedroom with closet (Bedroom 3)
- Bath with linen closet, w/c, tub and shower combination
- Storage area
- Open Area (Study)
- Log Railing

C. Lower Level – (33' x 42')

- Family Room
- Utility Room/Storage Lockers
- Bedroom 4
- Bedroom 5
- Bathroom
- Poured concrete walls with vapor barrier on exterior stud walls

2. Unit Exterior

- Half log siding
- 25 year GAF timberline shingles – burnt sienna
- Metal fascia and soffits
- Simco windows - sand color
- 6' sliding glass door to deck – main level
- Windows - main level – per elevation and floor plans
- Windows – loft level – trapezoids or cathedral at Buyer's option – per elevation and floor plans
- Window over kitchen sink
- 2 windows in master bedroom
- Window in master bath
- 10' x 30' deck with log railings

3. Unit Interior

A. Main Level

Great Room/Kitchen

- Taped sheetrock walls
- Tongue in groove paneling - finished ceiling area open to loft
- Flooring in kitchen and living room – per flooring allowance (wood, carpet or synthetic)
- Stairway – carpeted stairway – per allowance
- Kitchen cabinets – per allowance
- Kitchen sink - stainless steel; water line for kitchen refrigerator
- Kitchen cabinet countertops – per allowance

Master Bath

- w/c, vanity with countertop – per allowance
- Whirlpool tub, shower
- Sheetrock and tape walls and sprayed ceiling
- Flooring – per allowance
- Delta chrome fixtures – per allowance

Master Bedroom

- Sheetrock and taped walls, sprayed ceiling
- Flooring – per allowance
- Walk-in closet – raised 6 panel doors

Main Bath

- w/c, vanity w/countertop per allowance
- Flooring – per allowance
- Delta fixtures – per allowance
- Sheetrock and taped walls, sprayed ceiling
- Tub/shower combination

Foyer

- Sheetrock and taped walls, sprayed ceiling
- Entry door from exterior
- Door to garage

Bedroom 2

- Sheetrock and tape walls and ceiling
- Flooring – per allowance
- Closet with raised 6 panel doors

B. Loft Level

Open Area/Study

- Pine paneling ceiling in open loft area
- Sheetrock and tape walls in open loft area walls (finished to front exterior wall)
- Flooring – per allowance
- Log railing – open loft area

Bath

- Sheetrock and tape walls and sprayed ceiling
- Flooring – per allowance
- Vanity with countertop – per allowance

- w/c
- Tub/shower combination
- Linen closet
- Delta fixtures – per allowance

Bedroom 3

- Sheetrock and tape walls and ceiling
- Flooring – per allowance
- Closet with raised 6 panel doors

C. Doors - raised 6 panel with brass lever type handles (Schlage)

D. Insulation - R-19 Walls
R-38 Roof and Ceiling

E. Staining - All exterior staining and all interior pine paneling clear stained (2 coats)

F. Painting – All exterior sand/brown and interior sheetrocked walls (white)

4. **Lower Level**

Utility Room

- Hot Water Heater (Reem or equal 40 gallon)
- Arcoair furnace; water softener

Bedroom 4

- Sheetrock and tape walls and ceiling
- Flooring – per allowance
- Closet with raised panel door
- Egress window

Bedroom 5

- Sheetrock and tape walls and ceiling
- Flooring – per allowance
- Closet with raised panel door
- Egress window

Family Room

- Sheetrock and tape walls and ceiling
- Flooring – per allowance
- Closet with raised panel door
- Transom window

Bath

- Sheetrock and tape walls and sprayed ceiling
- Flooring – per allowance
- Vanity with countertop – per allowance
- w/c
- Tub/shower combination
- Linen closet
- Delta fixtures – per allowance