

Wilderness Resort Villas, LLC

STANDARD SPECIFICATIONS FOR NEW HOME CONSTRUCTION UNIT 18

Walkout/Loft Unit Per Attached Floor Plans and Elevations

1. Unit Dimensions/Floor Plan

A. 1st Floor (30' x 40')

- Great room - living, dining, kitchen
- Master bath with w/c, vanity, whirlpool tub, shower
- Master Bedroom
- Half Bath
- Foyer

B. Loft -

- Enclosed bedroom with closet (Bedroom 2)
- Bath with linen closet, w/c, tub and shower combination
- Storage area
- Open Area (Study)
- Log Railing

C. Lower Level – (30' x 40')

- Family Room
- Utility Room/Storage Lockers
- Bedroom 3
- Bedroom 4
- 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
- Lower level – 6' slider and windows per elevation
- 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

Half Bath

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

Foyer

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

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 2

- Sheetrock and tape walls and ceiling
- Flooring – per allowance
- 2 closets 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 3

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

Bedroom 4

- 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
- 6' Sliding glass patio door

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

5. **Allowances:**

A. Wood flooring, synthetic flooring, ceramic tile, carpeting/vinyl flooring (main and loft): \$7,000

B. Electrical Lighting Fixtures and Ceiling Fans (main and loft): \$1,000

C. Plumbing - Bathroom fixtures including shower doors, towel racks, faucets, mirrors, etc.: \$1,000

- D. Appliances: \$2,000
- E. Cabinets and Countertops (main and loft) - \$7,000
- F. Cabinets and Countertops (lower level) - \$750
- G. Lighting Fixtures and Ceiling Fans (lower level) - \$500
- H. Flooring (lower level) - \$3,000

6. Extras included in Purchase Price:

- A. Air conditioning
- B. Log railing and 10' x 30' deck
- C. Stairs off deck
- D. Interior log railing in loft open area
- E. Whirlpool tub in master
- F. Screen porch on deck
- G. Fireplace – great room; gas with cultured stone
- H. Fireplace – lower level; gas with wood surround
- I. Water softener
- J. Lower level finishing
- K. Shower doors – master bath
- L. Paint colors (3)
- M. Four lower level lock-out closets