

GULL LAKE VILLAS

Specifications

2/1/07

1. Floor Plans/Unit Exterior

A. 1ST FLOOR

- Foyer with entry closet
- Great room - living, dining, kitchen
- Main bath with w/c, vanity, tub and shower combination and linen closet
- Master bedroom with two closets
- Master bath with tub, shower, w/c, and vanity with two sinks
- Second bedroom/den
- Laundry

B. LOFT

- Two bedrooms - each with a closet
- Bath with linen closet, w/c, tub and shower combination
- Open family room area
- Log railing

C. LOWER LEVEL - Unfinished

- Utility room with water heater and furnace
- Optional 2 bedrooms
- Optional den, family room
- Optional bathroom

2. Unit Exterior

- Entry door – steel with half light
- Half log siding
- Log corners
- 25 year GAF Timberline Shingles
- Metal fascia and soffits
- Deck - front deck 8' by 32' or combination deck off master
- Log railings around deck
- Integrity Windows – vinyl clad/wood interior
- Living Room – sliding glass door to deck/patio – main level
- Front windows – loft level – trapezoids
- Window over kitchen sink
- Windows in master bedroom
- Window in master bath over tub
- Sliding glass door to deck – master bedroom
- Ledgestone Trim on exposed facade

3. Unit Interior

A. MAIN LEVEL

Living/Dining/Kitchen

- Taped/sheetrock walls
- Pine tongue in groove paneling finished ceiling area open to loft

- Carpeting in living and dining area; wood flooring in kitchen, hallways and foyer (per allowance)
- Stairway – log railing, carpeted stairway (per allowance)
- Kitchen cabinets – raised panel doors –Birch, Hickory or Alder (per allowance)
- Kitchen sink – stainless steel; water line for kitchen refrigerator
- Kitchen cabinet countertops (per allowance)
- Pantry
- Sitting bench in foyer area
- Log accent trim

First Floor Guest Bedroom

- Sheetrock and tape walls and ceiling
- Carpet flooring (per allowance)
- Closets – 4” bifold doors; raised paneling

Guest Bath

- Linen closet
- w/c, vanity with cultured marble top, sink and plate mirror (per allowance)
- Ceramic floor tile (per allowance)
- Combination tub and shower
- Sheetrock and tape walls and ceiling
- Delta fixtures (per allowance)

Laundry Room

- Laundry Sink
- Water softener loop (water softener extra)
- Washer/dryer hookups
- Cabinets (per allowance)

Master Bedroom

- Walk-in closet; raised six panel door
- Closet with 4’ bifold (raised panel) door
- Carpet flooring (per allowance)
- Sheetrock and tape walls and ceiling

Master Bath

- w/c, vanity with cultured marble top, double sink and plate mirror (per allowance)
- Tub and shower combination
- Sheetrock and tape walls and ceiling
- Flooring (per allowance)
- Delta chrome fixtures (per allowance)
- Linen closet (per allowance)

B. LOFT LEVEL

Open Area

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

Bath

- Sheetrock and tape walls and ceiling
- Flooring (per allowance)

- Vanity with cultured Marble top; plate mirror (per allowance)
- w/c
- Combination tub and shower
- Linen closet
- Delta fixtures

Bedroom One and Bedroom Two

- Sheetrock and tape walls and ceiling
- Carpet flooring (per allowance)
- Closet with bifold raised panel doors

C. LOWER LEVEL

Utility Area

- Hot water heater – 50 gallon
- Furnace

D. DOORS

- Raised six panel with Brass level type handles (Schlage)

E. INSULATION

- R-19 walls
- R-38 roof and ceiling

F. STAINING

- All exterior staining and all interior pine paneling and molding stained

G. PAINTING

- All interior sheetrock walls (white)

H. ATTACHED GARAGE

- Half log siding
- 26' x 26'
- Concrete floor and apron
- Decorative door and window

I. CENTRAL AIR CONDITIONING

4. Allowances

A. CERAMIC TILE/CARPETING/WOOD FLOORING

- \$15,000

B. ELECTRICAL LIGHTING FIXTURES AND CEILING FANS

- \$3,000

C. APPLIANCES

- \$4,000

D. CABINETS

- \$15,000

H.. WIRING – PRE-WIRED FOR SECURITY; T.V. AND TELEPHONE JACKS

I. CENTRAL AIR CONDITIONING

5. Extra's NOT included in purchase price:

- A. FIREPLACES
 - Interior: LedgeStone
 - Exterior: LedgeStone
- B. WASHER & DRYER
- C. DISHWASHER
- D. WATER SOFTENER
- E. FOUR SEASON PORCH
- F. CUSTOM CLOSET SHELVING
- G. HIGH OUTLETS; ACCENT LIGHTS; SURROUND SOUND
- H. WET BAR
- I. LOWER LEVEL FINISHING
- J. SCREENED IN PORCH ON DECK
- K. STONE PATIO – walk-out level