

GULL LAKE VILLAS

Specifications

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

- Utility Room w/water heater, furnace, optional water softener
- 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 – main level
- Front windows – loft level – trapezoids
- Double Hung window over kitchen sink
- Double Hung windows in master level 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
- Ceramic floor tile – per allowance
- Combination tub and shower
- Sheetrock and tape walls and ceiling
- Delta fixtures

Laundry Room

- Laundry sink
- Water softener loop (water softener extra)
- Washer/Dryer hookups

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
- Jacuzzi with separate shower
- Sheetrock and tape walls and ceiling
- Ceramic flooring – per allowance
- Delta chrome fixtures

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
- 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 - unfinished
 - Utility Area
 - Hot water heater – Reem or Equal – 50 gallon
 - Bryant 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. WIRING – PRE-WIRED FOR SECURITY; T.V. AND TELEPHONE JACKS
- J. CENTRAL AIR CONDITIONING

4. Allowances

- A. CERAMIC TILE/CARPETING/WOOD FLOORING
 - \$15,000
- B. ELECTRICAL LIGHTING FIXTURES AND CEILING FANS
 - \$4,000
- C. APPLIANCES
 - \$4,000
- D. CABINETS
 - \$15,000

5. Extra's NOT included in purchase price:

- A. FIREPLACE
 - 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. FINISHING LOWER LEVEL
- J. SCREENED IN PORCH ON DECK
- K. STONE PATIO