

## Lake Reno Villa Specifications

Enjoy your rustic log home...with surprisingly luxurious twists. All the amenities and attention to detail you want at surprisingly affordable price.

### UNIT DIMENSIONS/FLOOR PLAN

#### 1st Floor (30' Wide, 40' Long)

- Great room - living, dining, kitchen
- Main bath with w/c, vanity, tub and shower combination, linen closet
- Utility area with water heater, furnace and closet space for stack washer & dryer
- Bedroom
- Second bedroom/den

#### Lofted Area

- Bedroom with one walk-in closet
- Bath with linen closet, w/c, tub and shower combination
- Dormer for master bath

### UNIT EXTERIOR

- Slab on grade
- Half log siding
- 25 year GAF timberline shingles
- Metal fascia and soffits
- Deck - front deck 8' by 30'
- Log railings around deck
- Entry door - steel with half light
- Integrity/Marvin windows – aluminum clad
- 6' sliding glass door to deck – main level
- Front windows - main level
- Front windows - loft level - trapezoids
- Window over kitchen sink
- 2 windows in each main level bedroom
- 2 windows in master bedroom
- Window in master bath and main bath

### UNIT INTERIOR

#### Main Level

##### Great Room

- Tongue in groove paneling - walls and finished ceiling area open to loft
- Wood flooring in kitchen area with carpeting in great room
- Stairway - log railing, carpeted stairway
- Kitchen cabinets - raised panel doors
- Kitchen Sink - stainless steel; water line for kitchen refrigerator
- Kitchen cabinet countertops - laminate with oak facing
- Stainless steel refrigerator, stove, and microwave

##### Main Bath

- w/c, vanity with cultured marble top, plate mirror
- Shower combination
- Linen closet
- Sheetrock and tape walls with pine ceiling
- Vinyl flooring
- Delta chrome fixtures

#### **Utility Room**

- Hot Water Heater - Reem or equal - 40 gallon
- Bryant furnace
- Hook-up for stack washer & dryer

#### **Bedrooms**

- Sheetrock and tape walls, pine ceiling
- Carpet flooring
- 2 closets - 4' bifold doors, raised paneling
- Metal wire shelving in closets

### **Loft Level**

#### **Open Area**

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

#### **Master Bath**

- Sheetrock and tape walls, pine ceiling
- Vinyl flooring
- Vanity with cultured marble top, plate mirror
- w/c
- Tub/shower combination
- Linen closet
- Delta Fixtures

#### **Master Bedroom**

- Sheetrock and tape walls, pine ceiling
- Carpet flooring
- 2 closets with bifold raised panel doors

### **FINISHING**

- Doors: Raised 6 panel with brass lever type handles (Schlage)
- Insulation: R-19 Walls – R-38 Roof and Ceiling
- Staining: All exterior staining and all interior pine paneling clear stained
- Painting: All exterior trim and interior sheetrocked walls (white)
- Attached Garage: Half log siding, 24' x 26', concrete floor and apron, insulated decorative door, and windows

### **ALLOWANCES**

- Carpeting/Vinyl Flooring: \$7,200.00
- Electrical Lighting Fixtures and Ceiling Fans: \$1,000
- Plumbing - Bathroom fixtures (main bath & master bath): Included in Price

- Appliances: \$2,000.00
- Cabinets: \$5,000.00

### **ADDITIONAL EXTRAS/UPGRADES**

- Fireplace Interior: cultured stone/gas
- Fireplace Exterior: stone chase
- Central air
- Dishwasher
- Ceramic Flooring
- Granite Counter-tops