

# Bay Pointe Standard Features

## **Kitchen**

42" Aristokraft Maple raised panel cabinets w/crown moulding  
Range hood with light and fan  
8" deep double bowl, stainless steel, heavy duty sink with faucet and spray  
Custom built granite counter tops  
Ceiling light or recessed lighting  
Light fixture above sink  
Smooth top electric range  
Multi-cycle dishwasher  
Icemaker rough-in

## **Plumbing and Heating**

All plumbing with manifold system  
PVC drain/vent lines  
Propane forced air heat- Energy Star Qualified  
Central air conditioning- Energy Star Qualified  
Digital thermostat- one zone for single floor unit, two zone for two story homes.  
Energy Star inspection with duct and house air leakage testing  
50 gal. electric water heater  
Plumbed and wired for washer/dryer  
Two exterior hose bibs

## **Interior**

Hardwood in Foyer area  
Termite prevention borate wood treatment  
Vinyl in kitchen area  
FHA approved carpet and padding  
Luan installed under all vinyl floor areas  
Tile floor in baths and utility room  
Six panel interior doors; painted  
5.25" baseboard molding, door and window casing; painted  
Lighting package  
Structured wiring package  
Two phone, two CATV  
Brushed nickel finish lever lock door handles

## **Bathroom**

Oak or Birch recessed panel, 35" height vanity  
Cultured marble vanity top with bowl sink  
Fiberglass one-piece tub and shower unit  
Anti-scald valve (tub and shower)  
Exhaust fan/light combination  
Wall mounted mirror with lights  
Water closet; 1.5 gallon flush, round front  
Medicine Cabinet

## **Electric**

200 Amp Panel box  
AC/DC smoke detectors in all bedrooms  
Outside weatherproof receptacles on ground fault interrupter  
GFI circuit at rear and front of house

GFI protectors where required inside house

Door chimes; front door  
Switched Ceiling Fan Rough-in (2)

## **Exterior**

Two-car attached garage w/opener and remotes  
Vinyl single hung windows with grills, screens and insulated glass, low-E, Argon filled ENERGY STAR QUALIFIED  
Fiberglass (or steel) insulated front and rear doors  
Coach light at front door, light at rear door or recessed in porch  
Maintenance free vinyl siding  
All Front Windows Trimmed w/Shutters  
6" fascia with vented vinyl soffit  
Aluminum drip edges  
House wrap, air infiltration barrier

## **Roof and Ceiling System**

10" fixed or hinged eaves with 6" fascia  
Rafters, 2 X 6 at 24" O.C. with 5/8" OSB sheathing or truss systems (or better)  
15 lb. Felt paper  
30 Year Shingles  
1/2" drywall on ceiling with smooth finish  
Low profile ridge vent  
9 ft. interior ceilings or greater (first floor)  
R-30 insulation in ceilings

## **Wall Systems**

2 x 6 exterior wall construction, 16" O.C.  
Energy Star Air Seal package  
R-19 fiberglass insulation with vapor barrier  
7/16" Zip Wall system sheathing - exterior perimeter  
2 x 4 interior walls, 16" O.C.  
1/2" drywall with smooth finish, prime coated and top coated

## **Floor Systems**

2 x 10 Floor joists, 16" O.C. (or greater)  
Perimeter joist band under bearing walls  
3/4" tongue and groove OSB glued and nailed  
Solid wood bridging on bearing walls (or greater)

## **Home Site**

Concrete lead walk  
Landscaping package with sod (front yard)  
Paved driveway

*Standard features are subject to change without notice.*



# Pricing and Home Types- Bay Pointe

*Prices include a Standard Crawlspace Foundation and a Two Car Garage.*

## **The Hunter, from 1707 Sq. Ft.**

This large, open ranch home features a formal dining room, large master suite, spacious kitchen, and great open living space. The Hunter features 9' ceilings throughout the home. The owner's suite features a separate soaking tub and shower. Add a screened porch or sunroom to the rear of the home to perfect your beach retreat. **From \$303,900**

## **The Greenville, from 1742 Sq. Ft.**

This spacious two-story home features a first floor owner's suite, vaulted ceilings in the family room, and a breakfast nook. The home has an open feel and a formal dining room. Storage abounds throughout the home, and the optional upstairs bonus room is a great place for recreation. **From \$316,900**

## **The Taylor, from 1768 Sq. Ft.**

. This Three Bedroom, Two and One Half Bathroom home features a first floor master suite with a huge walk-in closet and optional whirlpool tub. The living room opens to the second floor, and the standard first floor nine foot ceilings give this home an open feel. Relax on the full front porch. Choose to enlarge the home with optional full-house extensions or the optional Sunroom. The Taylor can also be made into a four bedroom home by converting the loft into another bedroom. **From \$319,900**

## **The Brentwood, from 1958 Sq. Ft.**

The Brentwood features single level living in luxury. This three bedroom, two bath features a dramatic open floor plan that opens to the rear of the home and is perfect for entertaining. The living space features a formal dining room, spacious great room, and a kitchen area designed with entertaining in mind. The owner's suite features dual closets and a grand owner's bath. Add a bonus room above the garage as a home office or home theater. **From \$352,900**

## **The Dakota, from 2076 Sq. Ft.**

The Dakota features single level living in luxury. This three bedroom, two bath features a dramatic open floor plan that opens to the rear of the home and is perfect for entertaining. The living space features a formal dining room, spacious great room, and a kitchen area designed with entertaining in mind. The owner's suite features dual closets and a grand owner's bath. Add a bonus room above the garage as a home office or home theater. **From \$336,900**

## **The Autumn, from 2134 Sq. Ft.**

The Autumn is a grand two story home that features a first floor owner's suite formal dining room and great room with a huge vaulted ceiling. Finish the bonus room above the garage for a truly grand new home. The onwer's suite features dual closets and can be upgraded to a soaking tub. Upstairs features two bedrooms and a full bath. The open feel of the Autumn give you the lifestyle you want and deserve. **From \$343,900**

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