

Welcome to Harbor Oaks

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COASTAL LIFESTYLE	DEVELOPER PROFILE	BUILDER PROFILE



THE SMITHVILLE COTTAGE



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INFORMATION

- ✓ Floor Plan
- ✓ Elevation
- ✓ Specifications



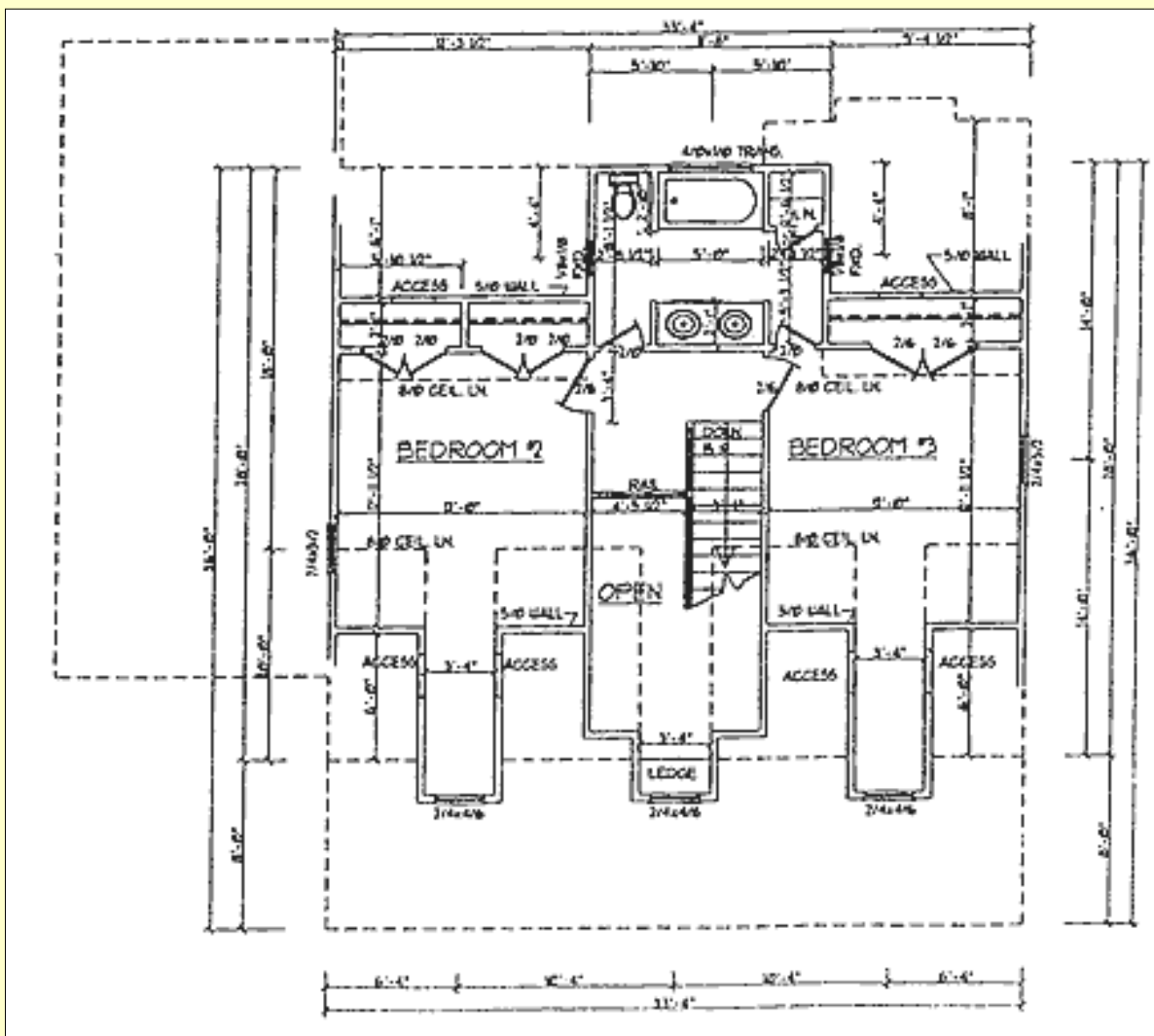


*T*his is a beautiful 1 1/2 Story traditional home with Hardiplank siding and a rear entry garage overlooks the neighborhood park. Features an open floor plan with additional morning room.

FEATURES

- From \$282,900
- 1900 Square Feet
- 3 Bedrooms and 2 1/2 Baths
- 1st Floor Master Suite
- Large front porch
- Whirlpool tub
- Fireplace w/gas logs
- Rear entry garage

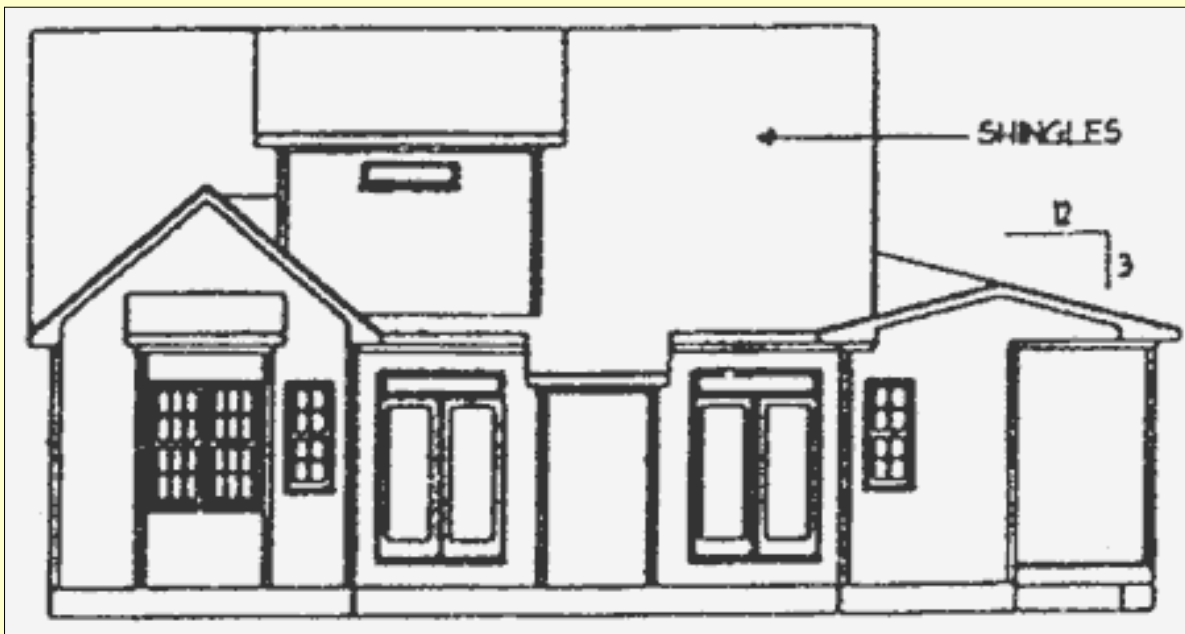
THE SMITHVILLE COTTAGE FIRST FLOOR PLAN



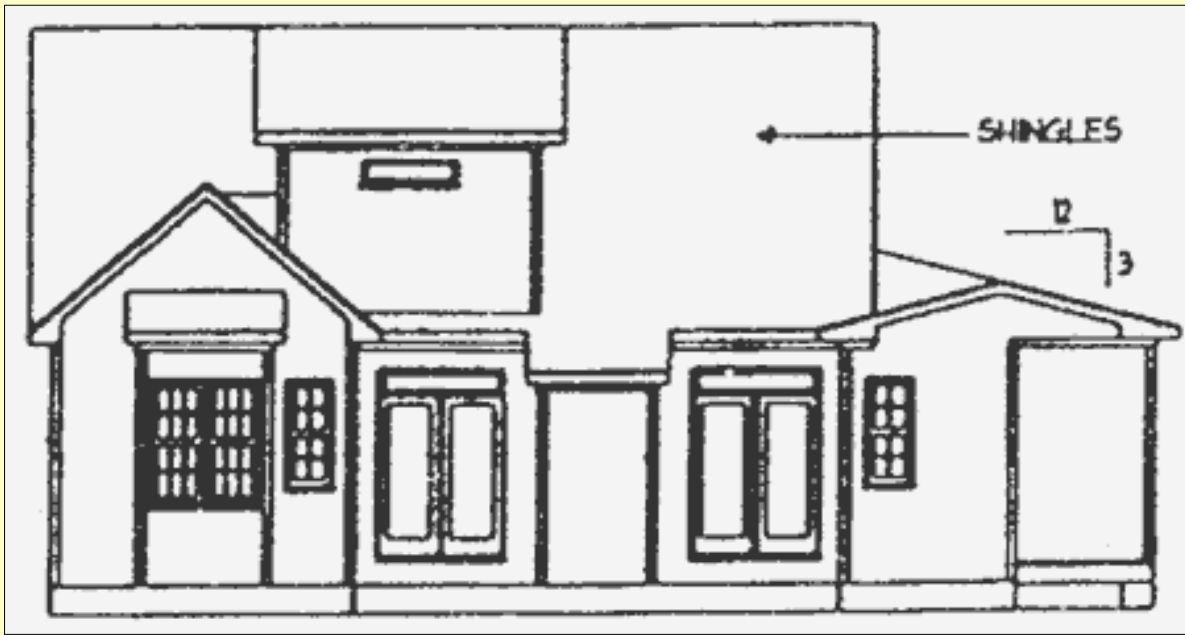
THE SMITHVILLE COTTAGE ELEVATION



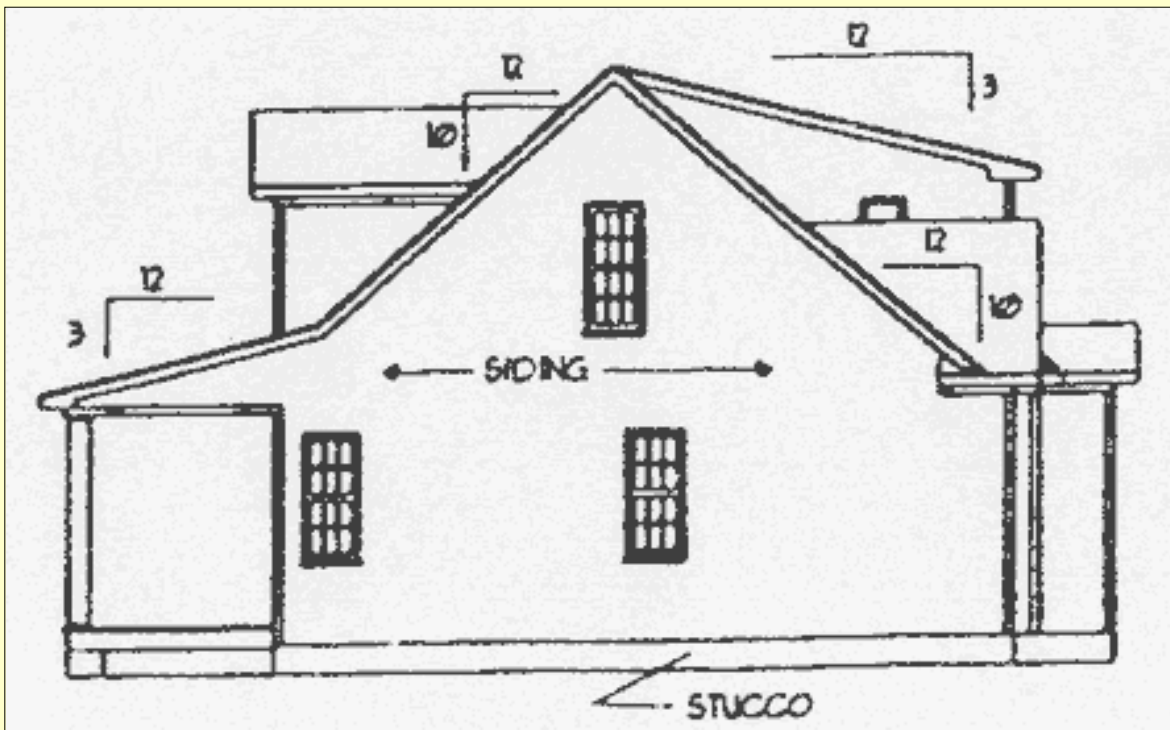
LEFT-SIDE ELEVATION



REAR ELEVATION



RIGHT-SIDE ELEVATION



THE SMITHVILLE COTTAGE SPECIFICATIONS

1. SITE PREPARATION:

- Clearing and grading of lot, adding fill

2. FOOTING:

- 8" X 24" with 3000 concrete mix and (3) #4 rebar

3. FOUNDATION:

- 8" block with 2 coats stucco finish
- Garage slab 4" concrete 3000 mix with fiberglass
- 6 mil poly moisture barrier and 6 x 6 wire under concrete

4. FLOOR FRAMING:

- Grade: 2' x 10' S.Y.P. spaced 16" O.C. (12" O.C where needed)
- Decks and Porches: 2' x 8' treated 16" O.C.

5. SUBFLOORING:

- Material: 3/4" T & G Advantek
- Size: 4x8
- Fastening: Nailed & glued
- Deck Flooring: 5/4" x 6" treated

6. WALL FRAMING:

- Ceiling height: 9' on 1st Floor & 8' on 2nd Floor
- Exterior Walls: 2 x 4 16" O.C.
- Interior Walls: 2 x 4 16" O.C.
- Sheathing: 1/2" OSB board
- Moisture Barrier: Amoco wrap or equal

- Exterior Siding: Hardiplank Prime Plus (Wood Grain Texture)
- Exterior Trim: #1 Premium treated wood
- Soffit and Proch Ceiling: 3/8" plywood

7. ROOF FRAMING:

- Rafters: 2' x 6', 2' x 8' and 2' x 10' spruce & #2 S.Y.P. (see plans)
- Anchors: Teco 11-2.5 clips, two on each rafter
- Ceiling Joist: 2' x 6' and 2' x 8' spruce & #2 S.Y.P. (see plans)

8. ROOFING:

- Sheathing: 1/2" CDX plywood
- Shingles: Timberline 25-year shingles (nailed with 6 nails)
- Shingle Color: Charcoal Blend

9. FIREPLACE:

- Type: 36" Direct Vent with gas logs
- Make: Majestic
- Mantel: Ellicott
- Hearth & Fireplace Surround: Marble: Color: Botticino

10. FINISH FLOORING:

- Allowance: (including Luan and Durock)
- Hardwood is White Oak - stained
- Location: : Foyer: Hardwood
- Great Room: Hardwood
- Dining Room: Hardwood
- Nook: Hardwood
- Kitchen: Hardwood
- Hall 1/2 Bath: Hardwood
- Laundry Room: Vinyl Color: Tarkett "Style Brite #53291"
- Bedrooms & Hall: Carpet: Color: "Dover 4001" Legacy by Chatham Carpet Mills
- Stairs: Carpet Color: "Dover 4001 Legacy" by Chathain Carpet Mills
- Master Bathroom: Ceramic tile Color: "Tuscany Gold #5 148" of Ravenna Series by Florida Tile
- Upstairs Bath: Vinyl Color: Tarkett "Style Brite #53274"

11. WINDOWS & EXTERIOR DOORS:

- Window Type: True divided light with Low E-2 insulated glass
- Make: Caradco
- Material: Wood with Vinyl clad outside finish
- Color: Brilliant white exterior; Natural wood inside
- Door Material: Wood & Fiberglass
- Front door: 6 panel fiberglass with 12" sidelights on both sides and 12" elliptical transom above

- Great Room: Caradco wood clad 6 light french door with 12" transom & triple locking lock
- Back Hall: 9 light fiberglass
- Garage Side Entry Door: 6 panel, fiberglass
- (2) Garage doors: White raised panel 9' x 7' Gadco; 100 mph wind load and 1/3 hp opener

13. CEILING:

- Drywall
- Thickness: 1/2"
- Joint Treatment: Taped and mud
- Finish: Smooth, painted

14. INTERIOR DOORS:

- Type: 6 Panel Masonite
- Finish: 3 coats paint

15. INTERIOR TRIM MATERIAL

- Doors & Windows: MDF Primed, 3 1/4" wide
- Base: MDF Primed, 5 1/4" wide
- Finish: Painted 3 coats

16. CABINETS:

- Style: Raised Panel
- Kitchen Color: Natural Maple (Top of kitchen cabinets 40" with crown molding)
- Hall Bath: Color: Natural Maple
- Material: Maplewood
- Master Bath & Upstairs Bath Color: White
- Material: PVC Wrapped
- Manufacturer: Parkhill Cabinets

17. TOPS:

- Kitchen: Laminated
- Color: "Mystique Dawn" #4762-60 by Wilsonart
- Master Bath: Ceramic Tile: Color: "Tuscany Gold #5148 of Ravenna Series by Florida Tile
- Hall Bath: Cultured Marble Color: Fawn Beige
- Upstairs Bath: Cultured Marble Color: White

18. KNOBS:

- Kitchen and Hall Bath: Almond
- Master Bath and Upstairs Bath: White

19. PAINTING:

- Interior: 2 coats paint
- Exterior: 2 coats paint

- Doors: 2 coats paint
- NOTE: Exterior siding is pre-primed from factory; door casing & base are pre-primed from the factory.

20. INSULATION:

- Blown Cellulose in attic and walls
- Ceiling: R-30
- Exterior Walls: R- 13
- Other: Fireproofing caulk in interior & exterior wire and pipe holes
Insulation in laundry room and bathroom adjacent to living area. Pipes between floors are also insulated

21. PLUMBING:

- General Electric: DUAL CARBON WATER FILTRATION SYSTEM IN KITCHEN INCLUDED
- Sewer & Water Supply: Hook-ups and fees included in price
- Kitchen: (1) Kohler white cast iron sink - (1) Delta faucet - (1) White basket - (1) Disposal cover white - (1) ISE Disposal Bager "5 1/2 horsepower" - (1) Refrigerator hook-up - (1) Dishwasher hook-up
- Guest Bath: (1) Fiberglass tub/shower - (1) Delta faucet - (1) tub drain - (1) Toto - (2) piece water closet - (1) Wood seat - (1) Delta lavatory faucet
- Master Bath: (1) Toto - (2) piece water closet - (1) 42 x 60 Whirlpool - (1) tub drain - (1) Delta Whirlpool faucet with lever handles - (2) Delta lavatory faucets Lavatory top - ceramic tile - (1) Delta shower faucet - (1) Shower pan & drain for tile - (1) Shower drain
- 1/2 Bath: Eljer Pedestal Sink with faucet (1) Toto - (2) piece water closet
- General Information: (1) 50 gal electric water heater (1) Washer hook-up (2) Hose bibs - front & back Water service line 1" PVC Pressure valve/box/cutoff M Type copper water lines PVC drain lines - fixtures to be white Faucets to be chrome in bathrooms - white in kitchen

22. HEATING & AIR CONDITIONING:

- Make: Goodman - Janitrol with a 5 year warranty on all parts; 10 year warranty on compressor and certain other major parts.
- Size: 2 V2 ton downstairs & 1 1/2 ton upstairs
- Note: Type: Elect heat pump 12 Seer

23. ELECTRICAL WIRING: (see electrical plans)

- Service: 200-amp service

24. LIGHTING FIXTURES:

- Allowance: \$2,321.82 (Includes all light fixtures, fans and tax)

25. HARDWARE:

- Make: Schlage F-5 1 series
- Finish: Brass & chrome in baths
- Style: Georgian
- All exterior locks & deadbolts keyed alike, except Caradco french doors

26. EQUIPMENT:

- Appliances: By General Electric (new model #s may be different)
- Refrigerator with icemaker: #TBX2 1 CIWW
- Electric Range: #JBP66W
- Range cord: #WX9X35
- Microwave: #JVM 1631W
- Under counter Dishwasher: #GSD3630WW
- Water filtration under kitchen sink: GE Smart H2O- Dual Carbon Filtration System -Model # GNUTO5

27. MISCELLANEOUS:

- Landscaping: Allowance: \$5,500.00 (includes irrigation system)
- No wallpaper material or labor included in price
- Soil treatment: All crawl spaces and under slab
- Attic vent and cobra roof vent on all ridges
- 24' x 24' Garage
- Garage interior walls & ceiling will be unfinished
- Carpet Color: "Dover 4001 Legacy" by Chatham Carpet Mills
- Master Bathroom: Ceramic tile Color: "Tuscany Gold #5148" of Ravenna Series by Florida Tile
- Upstairs Bath: Vinyl Color: Tarkett "Style Brite #53274

Some specified materials and/or items may change due to availability or the NC State Building Code. Southern Shores Development, LLC reserves the right to change or substitute a comparable item of equal or greater value if specified item is not available

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