

BLUEWATER BAY FEATURES:

- Bluewater Bay Golf Club
- Bluewater Bay Marina Complex
- Bluewater Bay Tennis Center
- L J Schooner's Dockside Restaurant & Oyster Bar
- Bluewater Bay Resort Pools
- Dedicated Green Areas
- Walking Trails, Paths and Golf Cart Paths

SUBDIVISION FEATURES:

- Elegant Gated Entry
- Inspiring Elevations Per Design Code
- Street Lighting and Sidewalks
- Community Mail Center
- Pocket Park with Pond and Benches

INTERIOR FEATURES:

- 10' Ceilings throughout main level
- Engineered hardwood throughout common areas, carpet in bedrooms, porcelain 12" x 24" tile in all baths and laundry
- Porcelain wall tile at master shower (Schluter/ Kerdi) and kitchen backsplash
- 3 Cm Quartz or Granite countertops throughout
- Square trim, 1"x6" baseboard, 1"x4" window and door casing with 1"x4" header
- 5" Cove crown molding and cased windows in main living areas, and master suite (plan specific)
- One bowl stainless undermounted kitchen sink
- MOEN Gibson faucets throughout or equal
- Woodharbor shaker style wood cabinets with soft close doors and drawers throughout, concealed hinges, and full overlay
- 12"x24" Tile surrounds for tub/shower in secondary baths
- Structured distribution panel (combox)
- Ceiling fans in all bedrooms and family room
- Frigidaire Pro Appliances or equal: 36" gas cooktop, 36" chimney hood, 30" wall oven, microwave w/ trim kit, and dishwasher

INTERIOR FEATURES (CONT):

- Detailed decorative lighting package
- Sherwin Williams flat interior paint
- Prewired for surround sound in family room and rear porch

EXTERIOR FEATURES:

- Authentically patterned elevations
- Harmonious exterior trim details
- 30# Felt moisture barrier or equal
- 8'0" 6 Light front door, Impact glass
- Impact windows
- Sherwin Williams exterior paint
- Premium dimensional shingles
- Easy maintenance vinyl porch ceiling
- Oversized two car garages with automatic door opener, remotes, and exterior keypad
- Premium landscape package per design code
- Zoned automatic irrigation system for full coverage
- 6" Ogee Profile gutters with square downspouts

ENERGY FEATURES:

- 16 SEER electric heat pump
- Tankless water heater
- LOW-E Impact glass windows and doors
- R-19 Batt insulation in exterior walls
- Natural Gas tankless water heater, kitchen cooktop, and outside grill (stubout)
- Open cell foam roof decks on all two story homes
- Digital thermostat with wifi capability

SAFETY FEATURES:

- Prewired for alarm system; motion, and perimeter
- Impact glass throughout
- Dead bolts on all exterior doors
- Smoke detectors in bedrooms per code
- Carbon monoxide detectors per code