

PAMPAS GRASS

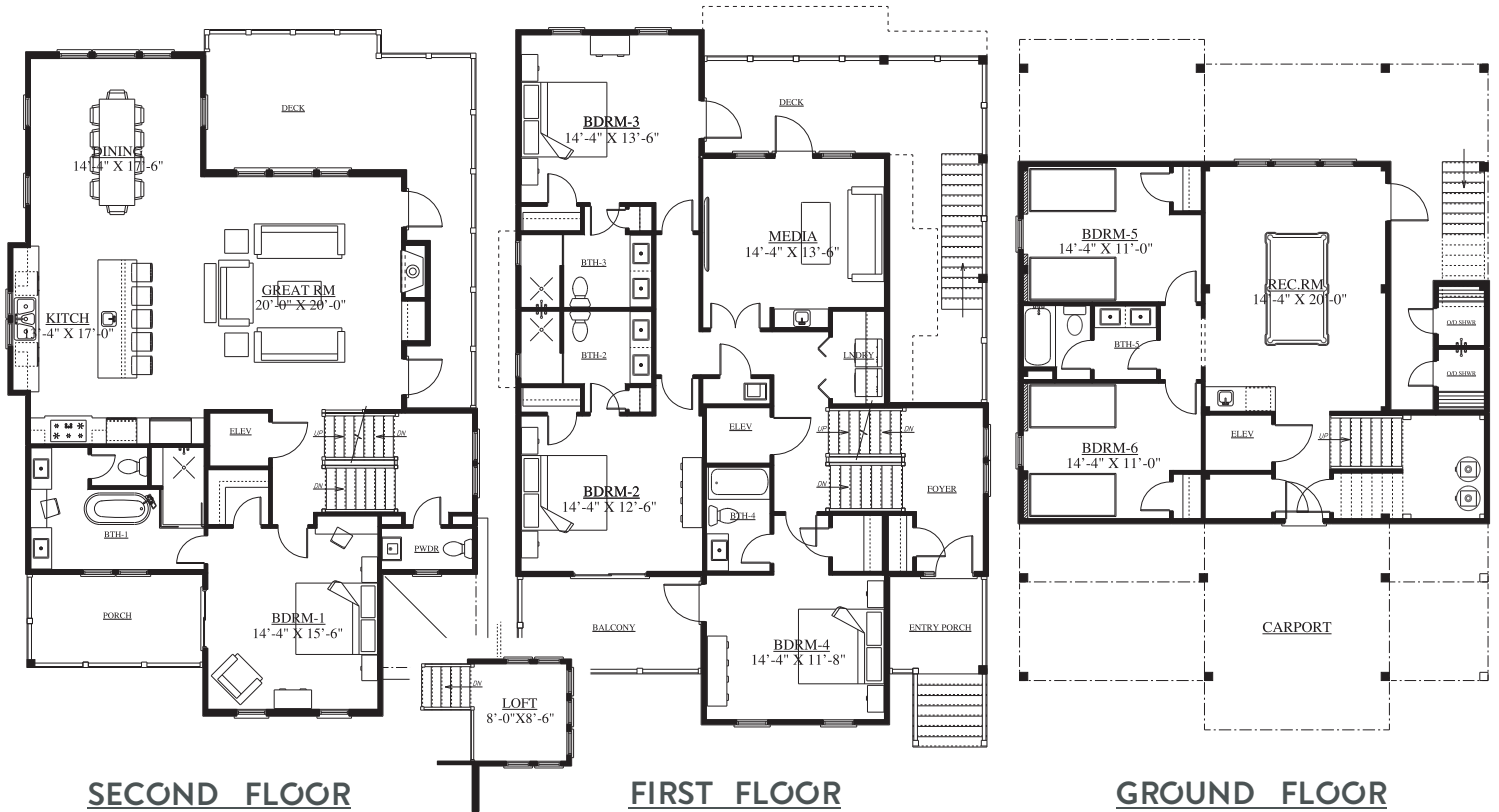
NO:4024-0

CUSTOMIZABLE
HOME PACKAGE
 PRICE AS SPECIFIED
\$523,100



6 BEDROOM - 5.1 BATH - 4,042 SF - GAME ROOM - 40'X58'

FLOOR PLANS



SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

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— WE ARE —
C O U T E R B A N K S
BUILDERS
 252 **573.9342**
 COASTALCOTTAGEOBX.COM

4042-0 "PAMPAS GRASS"

BUILD SPECS

SURVEYING: Final As-Built Survey, Ridge Height and Elevation Certificates included. Vacant Lot survey by Owner. Water front lots may require additional surveying and environmental studies and are subject to additional charges.

PLANS: Architectural plans and copies included. Plan modifications may be subject to additional fees.

ENGINEERING: Civil Site Planning and Structural Engineering included. Engineered wastewater systems, land disturbance, v-zone certifications and cama are subject to additional fees.

HOA FEES: Homeowner Association fees by Owner.

INSURANCE: Builders Risk, General Liability and Workmans Comp insurances included.

PERMITS: All Building Permits included. Additional permitting, if required, for septic, docks, piers, pools, environmental, cama, and land disturbance are subject to additional fees.

SITE SERVICES: Temporary Power, Portable Sanitation, Construction Debris Removal and Construction Drive included.

UTILITIES: LP Gas Service for appliances, fireplace and water heaters included. Permanent power connection to be provided at final. Water tap or private water fees are not included.

SEPTIC: Site Specific - Not Included in pricing.

SITE PREP: Site Specific - Not Included in pricing.

FOUNDATION: Standard Depth wood pilings mechanically tamped included. VE Zone construction will require additional pile length and depth, subject to additional fees.

CONCRETE: Driveways, Patios and Walkways allowance included. All ground floor slabs including carports included.

FRAMING: Framing as per NC Building Code with special attention to High Wind Zones and Coastal Flood Plain construction.

GLAZING: Pella 350 Series Premium Vinyl Windows. Pella French, Sliding and Hinged Exterior Doors. Impact Glazing as per code. Schlage locksets and deadbolts were applicable.

FIREPLACE: Lennox 40" D/V Gas Fireplace with allowance for Hearth, Mantle and Surround.

ROOFING: 130mph CertainTeed Landmark asphalt shingles.

SIDING: HardiPlank & HardieShingle ColorPlus Fiber-cement siding. HardieTrim ColorPlus Trim Boards. ColorPlus HardieSoffit and Fascia. All architectural bracketing and shutters included.

EXTERIOR PAINT: ColorPlus siding, trim and soffit. Sherwin Williams primer + two coats Exterior Latex on columns, deck bands and deck railings.

ELECTRICAL: Progress or eq. lighting fixtures to be selected by owner within allowance. 400 amp service.

PLUMBING: Kohler or eq. toilets, sinks and fixtures to be selected by owner within allowance. Dual Rinnai On-Demand gas water heaters included.

HVAC: Trane 14-SEER high efficiency heat pumps and air

FEATURES

- View oriented plan designed to fit narrow lots.
- Spacious great room with vaulted ceilings, cozy fireplace and built-ins.
- Large galley style kitchen with prep sink and breakfast bar.
- Combined open living floor plan affords views from kitchen, dining and great rooms.
- 6 Bedroom home with 5 full and 1 half baths. 4 large master bedrooms with private baths.
- Secluded upper loft is perfect for a small office nook. Centrally located elevator shaft.
- Mid floor media room perfect for home movies, gaming or a quite getaway.
- Large recreation room on ground floor with wet bar has direct access to optional pool and spa area.

PLAN SPECS

sq.ft.: 4,042.0 sf
footprint: 40' x 58'
bedrooms: 6 total - 4 master
baths: 5 baths
half baths: 1 half
plan no: 4042-0

handlers. Sizing as per plans by HVAC contractor.

A/V - NETWORK: Pre wire for surround speakers in Media Room and Recreation Room. CAT-5 Networking throughout.

ELEVATOR: Optional. Elevator shaft framed as closets for future elevator installation.

DOORS: Solid-Core cottage style Interior Doors. Schlage interior handle sets. Finish to be chosen by owner.

INSULATION: Knauf Eco-Batt high efficiency fiberglass batt insulation per code. Knauf Interior sound batt installed between floors and all interior walls.

DRYWALL: Moisture Resistant Drywall in all baths and Standard Drywall elsewhere. Smooth finish on ceilings with smooth finish walls.

TRIM: Coastal Cottage interior trim package. Interior railings specified with painted balusters, stained handrail and stained box newels. Wainscoting and Crown moldings optional.

CABINETRY-COUNTERS: Kitchen-Marsh cabinetry with Granite counter tops. Vanities-Marsh cabinetry with Granite counter tops. Style and finish as per owner within allowance.

FLOORING: Hardwood specified for Gr.Rm, Dining, Kitch, Halls, Pwdr, Loft, Stairs and Landings. Ceramic Tile specified for Baths 1-4 and all tile Showers. Carpet specified for all Bedrooms and Media room. Vinyl or Cork tile/plank specified for Laundry, Rec rm and Bath 5.

INTERIOR PAINT: Sherwin Williams primer + two coats Interior Latex all walls, ceilings, doors and trim. Up to 4 wall colors. Staining for railings and newels included.

APPLIANCES: Whirlpool Stainless Steel appliance package includes; Side-by-side counter depth refrigerator, gas cooktop, wall oven with microwave two dishwashers. Whirlpool front load washer and dryer.

GLASS: Semi-Frameless shower enclosure for custom tile shower. Includes allowance for all vanity mirrors.

ACCESSORIES: Includes allowance for towel bars, t-paper holders, robe hooks and hand towel holders.

SHELVING: Closet Maid wire closet, linen and utility shelving.

POOL: Optional.

SPA: Optional.

FENCING: Optional.

LANDSCAPING: Optional.

CUSTOMIZATION

The Coastal Cottage Company is a true design-build company which encourages customization and individualism. We would be happy to work with you to modify any plan to suit your living style, taste or particular site requirement. In addition, we can design and build anything you desire. From cottage to modern, let our experience work for you.

With The Coastal Cottage Company, you are in the drivers seat so lets get started building a lasting relationship today.

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