

BARRACUDA BAY

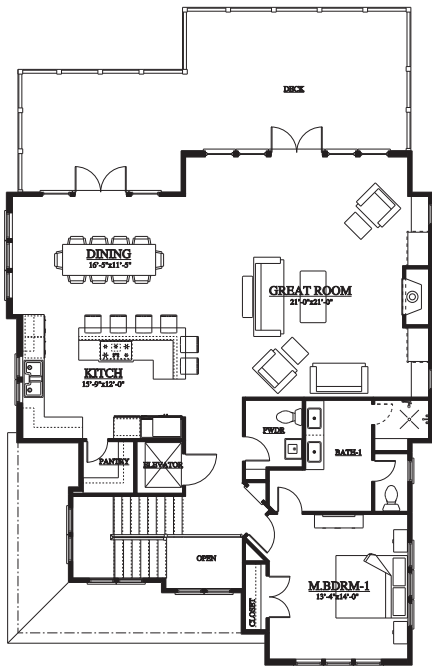
NO: 4506-0

CUSTOMIZABLE
HOME PACKAGE
PRICE AS SPECIFIED
\$617,300

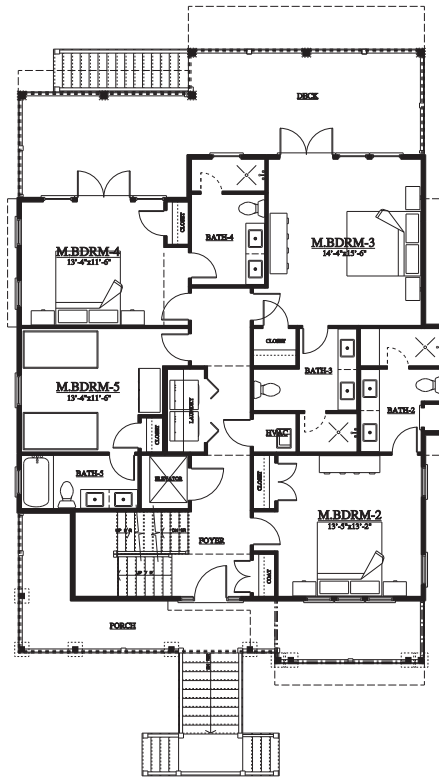


8 BEDROOM - 7.2 BATH - 4,506 SF - GAME ROOM - 41'X72'

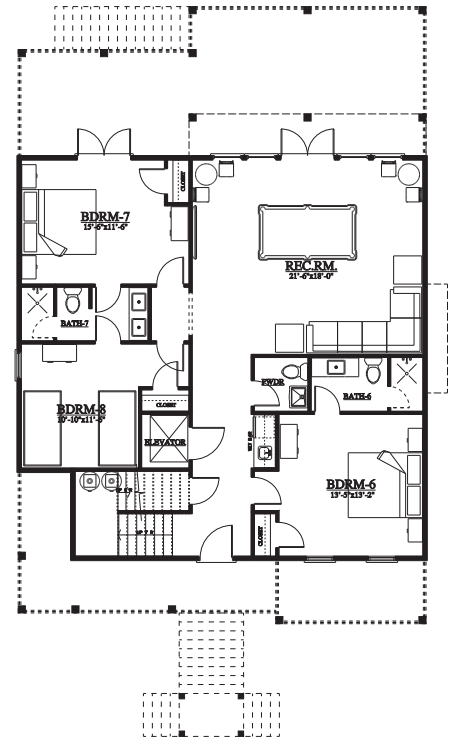
FLOOR PLANS



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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

4506-0 "BARRACUDA BAY"

BUILD SPECS

SURVEYING: Final As-Built Survey, Ridge Height and Elevation Certificates included. V-Zone certification and CAMA 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 and waste water management plans 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 and CAMA Permits included. Additional permitting, if required, for septic, docks, piers, environmental 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 and/or private water fees are not included in pricing.

SEPTIC: SITE SPECIFIC - not included in pricing.

SITE PREP: SITE SPECIFIC - not included in pricing.

FOUNDATION: Mechanically tamped VE Zone depth wood piling foundation included.

CONCRETE: Allowance for Driveways, Patios and Walkways 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 Doors. Impact Glazing as per code. Pella Fiberglass hinged exterior doors. 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. Galvalume Raised Seam metal roofing on front porch and cupola.

SIDING: HardiPlank & HardieShingle ColorPlus Fiber-cement siding. HardieTrim ColorPlus Trim Boards. ColorPlus HardieSoffit and Fascia. HB&G Fiberglass Exterior Columns. All architectural bracketing 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 handlers. Sizing as per plans by HVAC contractor.

FEATURES

- Classic architectural styling with inviting front porch.
- Plan works well for narrow lots and is positioned for oceanfront.
- Large great room with fireplace, built-in cabinets and window seats. Open kitchen with large breakfast bar.
- 8 Bedrooms-6 Masters with private baths and 2- Powder rooms.
- Inviting entry foyer open to above with natural light provided by tower. Large recreation room on ground floor with plenty of room for gatherings.

PLAN SPECS

sq.ft.: 4,506.0 sf
footprint: 41' x 72'
bedrooms: 8 total - 6 master
baths: 7 baths
half baths: 2 half
plan no: 4506-0

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

ELEVATOR: Optional - Elevator shaft will be framed as closets in order to facilitate 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. Textured knock down or smooth finish on ceilings with smooth finish walls.

TRIM: Coastal Cottage interior trim package. Interior railings specified with painted square 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.

FLOORING: Solid Hardwood in great room, dining, kitchen, master bedroom 1, pantry, powder rm, halls, stairs and landings. Ceramic Tile in all full baths and all tile showers. Carpet specified for all other bedrooms. Vinyl or Cork tile/plank specified for ground floor recreation and powder room. Glass Tile back splash included for Kitchen and Wet bar.

INTERIOR PAINT: Sherwin Williams primer + two coats Interior Latex all walls, ceilings, doors and trim. Up to 6 wall colors. Staining for railings and newels included.

APPLIANCES: KitchenAid or BOSCH Stainless Steel appliance package includes; Side-by-side refrigerator, gas cooktop with island vent hood, 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 pantry, 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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