

FOUR SEASONS

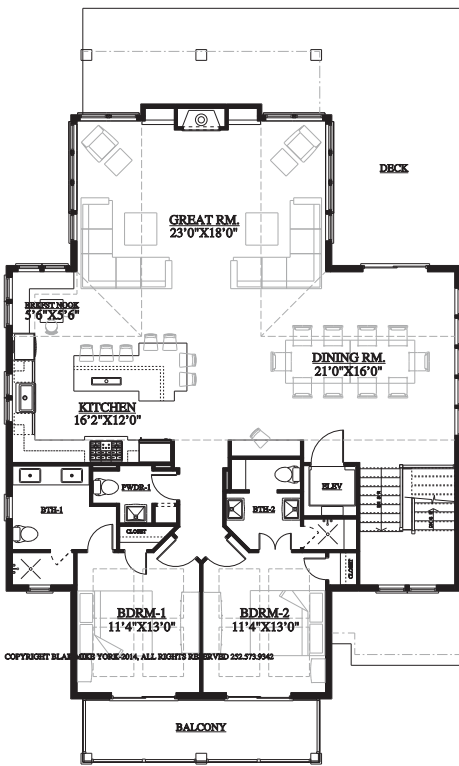
NO: 4965-0

CUSTOMIZABLE HOME PACKAGE
\$734,820
 PRICE AS SPECIFIED

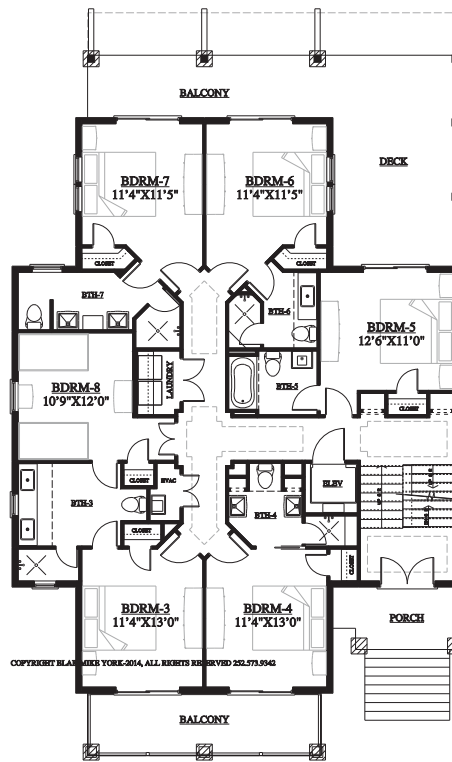


10 BEDROOM - 9.2 BATH - 4,965 SF - HOME THEATER - GAME ROOM - 42'X66'

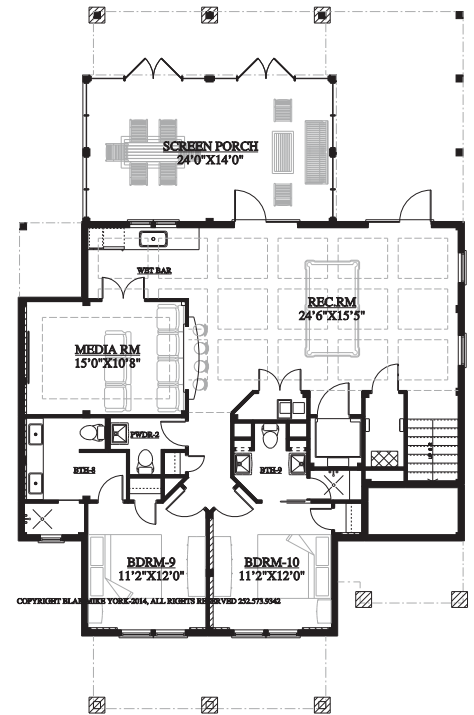
FLOOR PLANS



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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

4965-0 "FOUR SEASONS"

BUILD SPECS

SURVEYING: Final As-Built Survey, Height Confirmation included. Vacant Lot Survey by owner.

PLANS: Architectural Plans included. Plan modifications are subject to additional fees.

ENGINEERING: Structural Engineering, Civil Site Planning, CAMA and V-zone Certification included. Engineered waste water systems, land disturbance and storm water management plans are subject to additional fees.

HOA FEES: Homeowner Association fees are the responsibility of the owner.

INSURANCE: Builders Risk, Workman's Comp and General Liability Insurances included.

PERMITS: Includes all building and CAMA permits. If required; Environmental, Septic and Docks are subject to additional fees.

SITE SERVICES: Temporary Power, Portable Sanitation, Site Debris collection and removal and Temporary driveway included.

UTILITIES: LP Gas and Permanent Power connections included. Water tap and/or private water fees are subject to additional fees.

SEPTIC: Site Specific - Not included in pricing.

SITE PREP: Site Specific - Not included in pricing.

FOUNDATION: Mechanically tamped, VE-Zone (oceanfront) depth treated wood piling foundation.

CONCRETE: Allowance for Driveway, Patios and Walks included.

FRAMING: Construction to conform to NC Building Code with special consideration for High Wind Zones and Coastal Flood Plain construction.

GLAZING: Pella 350 Series Vinyl Windows & Sliding Glass Doors. Pella Fiberglass hinged exterior doors. Schlage locksets and deadbolts.

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

ROOFING: CertainTeed Landmark 130MPH Asphalt Roof Shingles-Lifetime Warranty. Galvalume Raised Seam Metal Roofing over Front & Rear Porches.

SIDING: HardiePlank ColorPlus fiber cement Lap Siding. HardiTrim ColorPlus trim. HB&G Fiberglass porch columns. Painted treated wood railings w/Copper caps. HardieSoffit ColorPlus fascia & soffit.

EXTERIOR PAINT: ColorPlus siding and Sherwin Williams primer + two coats Exterior Latex on Decks, Posts and Railings.

ELECTRICAL: Allowance for owner selectable light fixtures. 400 amp electrical service.

PLUMBING: Dual Rinnai On-Demand gas water heaters. Allowance for owner selectable Kohler (or equal) sinks, toilets and fixtures. Water and sewage connections included.

HVAC: Trane 14-SEER high efficiency heat pumps and air handlers. Sizing as per plans by HVAC contractor.

FEATURES

- Wonderful oceanfront home plan designed for exceptional views from all common areas.
- 10 Bedroom plan with 9 full baths and 2 half baths. 8 Master Suites with Private Baths.
- Spacious open living plan perfect for large families on vacation.
- Extra large kitchen with breakfast nook and island bar.
- Large recreation room with wet bar, perfect for pool side parties or family gatherings.
- Private Home Theater and Elevator.

PLAN SPECS

sq.ft.: 4,965.0 sf
footprint: 42' x 66'
bedrooms: 10 total
baths: 9 full
half baths: 2 half
plan no: 4965-0

AUDIO-VIDEO: Pre-wire for surround speakers in recreation room and home theater. LAN wiring throughout house.

ELEVATOR: Optional - Elevator shaft will be framed as closets for future elevator equipment.

DOORS: Jeld-Wen solid core Interior doors with cottage style square sticking. Schlage interior handle sets.

INSULATION: Knauf high efficiency fiberglass batt insulation. Knauf Interior sound batt installed between floors and all interior walls.

DRYWALL: Moisture Resistant wall board in all baths with standard wall board throughout. Smooth finish on ceilings with smooth finish walls.

TRIM: Coastal Cottage trim package included. Stair railing to be stained handrails and box newels with painted balusters. Coastal wainscoting detail throughout mid floor hallway and entry. Crown and additional Wainscot optional.

CABINETRY-COUNTERS: KITCH - Marsh cabinetry with Granite counter tops. BATH - Marsh vanities with Granite counter tops. Style and finish as per owner.

FLOORING: Solid 3/4" Hardwood in great room, dining, kitchen, powder room, elevator, bdrm-1, bdrm-2, foyer, stairs, and first floor hallways. Ceramic Tile in all full baths and all tile showers and tub surrounds. Carpet in all mid and ground floor bedrooms and media room. Vinyl or Cork plank or tile in laundry, utility room and ground floor rec room. Glass tile backsplash in Kitchen and Wetbar.

INTERIOR PAINT: Benjamin Moore primer + two coats Interior Latex. Up to 6 wall colors.

APPLIANCES: Kitchen-Aid or BOSCH Stainless Steel Appliance package including; French Door Refrigerator, 48" Gas Cooktop w/Hood, Double Wall Oven, Microwave, Ice Maker and Beverage Center. Dual Stainless Steel dishwashers. Whirlpool front load Washer and Dryer.

GLASS: Semi-Frameless shower enclosures for custom tile showers and tub enclosures. Allowance for all vanity mirrors.

ACCESSORIES: Allowance for towel bars, t-paper

holders, robe hooks and hand towel holders.

SHELVING: Closet-Maid shelving for pantries, linen, coat and bedroom closets.

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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