



EMERALD ISLE, NORTH CAROLINA

## Included Features and Specifications For: VILLAGE WEST



### Phase 3 Lots 19-23

**\*All specs below are standard to homes built in VILLAGE WEST. See attached addendum for any and all changes to standard specs specific to the houses listed above\***

<u>EXTERIOR:</u>	
<b>Porches</b>	Covered Porches and deck per plan
	4x8 Hardie sheets on Porch Ceilings with Batten Trim
	White Vinyl Railings
	No Screening included
	Pressure treated wood decking boards
<b>Columns</b>	White Hardie board wrapped columns
<b>Roof</b>	Exposed Fastener Metal Roof 5V10 w/ ice & water shield underlayment
	5/8 OSB
<b>Siding</b>	Hardie board siding (non-beaded) painted on site, per plan
<b>Soffits</b>	White Hardie board
<b>Fascia</b>	White Hardie board
<b>Exterior Doors</b>	Full view doors per plan in entry and master bedroom
	12'X8' SLIDER DOORS (No Grids) to Living Room and 12'x6-8' for 1 <sup>st</sup> floor per plan Garage Roll up door
<b>Windows</b>	Single hung white vinyl w/ 4 over 1 grid pattern; YKK Builder Series
	No Screens included
	1"x4" Hardie board window trim
<b>Gutters</b>	Whole house gutters in white
<b>Exterior Electrical</b>	All exterior lights per electrical plan
	LED flush on all porches, storage room & workout room
	Exterior outlets on each porch and deck
<b>Exterior Plumbing</b>	1 exterior cold-water hose bib and Outdoor Shower

Buyer Initials:




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Seller Initials:

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<b>INTERIOR</b>	
<b>Ceiling Height</b>	<b>Per Plans:</b> 9' on level 1; 10' on level 2 (Living Room); 9' on level 3 (Bedrooms)
<b>Insulation</b>	<b>R-15 in walls; spray foam open cell roof insulation</b>
<b>HVAC</b>	<b>14 SEER heat pumps sized per plan with programmable thermostats; 2units (1<sup>st</sup> floor 9000 BTU Mini-Split and 2-Ton zoned between 2<sup>nd</sup> and 3<sup>rd</sup> floor)</b>
<b>Water Heater</b>	<b>50-gallon Electric water heater-residential;</b>
<b>Interior Doors</b>	<b>2 panel, square top Masonite (Hollow Core) doors in White <i>(6'-8" doors at 9' ceilings, 8'-0" doors at 10' ceilings)</i></b>
	<b>Satin Nickel Hardware with Lever handles</b>
<b>Interior Trim</b>	7 ¼" speed base <b>Level 1</b> 9 ¼" Speed base <b>Level 2</b> ; 7 ¼" Speed base <b>Level 3</b>
	<b>1x4 Flat on all doors and windows, per plan</b>
	<b>5 ¼" Crown Molding in great room, kitchen, breakfast area, and dining, and bedroom level hallway</b>
	<b>Solid wood shelves throughout with METAL hanging rod in master bedroom closets (<i>double stack on long wall + single stack on short wall in master closet</i>) + Guest Bedrooms (single stack)</b>
	<b>Solid wood shelves in linen and pantry closets (3 in linen; 4 in pantry)</b>
<b>Paint – No more than 2 colors selections per Townhouse</b>	<b>Sherwin Williams Cashmere Paint (1 color throughout); Flat white ceiling paint; Semi-gloss white trim <i>*Color choice per respective color scheme</i> <i>* Depending on Palette Selection</i></b>
<b>Flooring</b>	<b>Luxury Vinyl Flooring throughout (except Master and Guest baths, which are tile) <i>* Depending on Palette Selection</i></b>
	<b>Wooden Stair Treads painted and clear coated to complement the LVP. Risers painted white</b>
<b>Kitchen</b>	<b>SOLID WOOD CABINETS per plan PROVIDED BY CAROLINA CABINETS</b>
	<b>Ceiling height cabinets</b>
	<b>Soft close drawers</b>
	<b>Cabinet knobs and/or pulls in satin nickel</b>
	<b>Stainless Steel Single Bowl Apron sink</b>
	<b>Delta-ESSA single hole faucet with integrated sprayer in satin nickel or similar due to availability</b>
	<b>Granite or Quartz Countertops at perimeter <i>* Depending on Palette Selection</i></b>
	<b>Tile Backsplash included in kitchen</b>
	<b>2 or 3 under cabinet lighting depending on floor plan</b>
<b>Bathrooms</b>	<b>SOLID WOOD CABINETS per plan PROVIDED BY CAROLINA CABINETS</b>

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	Venetion Marble countertops in Guest Bathroom
	Venetion Marble Countertops in Master Bathroom
	Venetion Marble Countertops in Powder room Venetion Marble Countertops in Ground Floor Bathroom
	Rectangle edge sink bowls
	Delta-Woodhurst - 8" spread faucets in master; 4" spread in guest, ground floor bathrooms and powder baths in satin nickel or similar based on availability
	Standard Delta-Woodhurst shower trim or similar based on availability
	LED Lighted mirrors in all bathrooms
	Shower Wall Tile + Shower Floor Tile w/ FRAMELESS shower door in satin nickel in master bathroom
	Fiberglass tub insert w/ Tile walls in 3 <sup>rd</sup> floor guest Bathroom Shower insert fiberglass in ground floor Bathroom
	17" Comfort height toilets in all bathrooms (white)
	Satin Nickel Bath Accessories in "Savannah" collection or similar
Laundry	Single Shelf
	Electric dryer hookup
Appliances	Refrigerator, Stove, Dishwasher and Microwave Selection based on availability
Interior Electrical	Level 1 Lighting Package in Satin Nickel or similar based on availability
	Standard White Indoor Fan in family room + master bedroom + ground floor (fan prewire in all other bedrooms and bonus room) Nickel or similar based on availability
	Electrical per Plan (Includes: 14 recessed can lights w included)
	RG-6 cable outlets for cable TV in 5 locations
	Cat 5e Cable for Telephone in 2 locations

**\*Standards as of January 1<sup>st</sup> 2022 \***

**\*\*These are the standard options for the units as described above. Additional options are available upon request; however, the buyer acknowledges that such options will be considered an upgrade and charged accordingly on future change orders approved and paid for in advance by the buyer. All options included in contract price will be listed on attached addendum. Builder can substitute any product with another comparable product based on availability. \*\***

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Seller Initials:

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**Buyer 1:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Buyer 2:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Seller:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Advanced Home Consultant: \_\_\_\_\_

**Date:** \_\_\_\_\_

Superintendent: \_\_\_\_\_

**Date:** \_\_\_\_\_



**Selections Summary  
Village West Phase 3**

Address	9003 Village West Dr.	9005 Village West Dr	9007 Village West Dr	9009 Village West Dr	9011 Village West Dr	9013 Village West Dr	9015 Village West Dr	9017 Village West Dr.
Units Residential	A B	A	A	A	A	A	A	A B
Lots	28 27	26	25	24	23	22	21	20 19
Foundation	Monolithic Slab	Monolithic Slab	Monolithic Slab	Monolithic Slab	Monolithic Slab	Monolithic Slab	Monolithic Slab	Monolithic Slab
Roof	5V Metal Galvanized Silver	5V Metal Galvanized Silver	5V Metal Galvanized Silver	5V Metal Galvanized Silver	5V Metal Galvanized Silver	5V Metal Galvanized Silver	5V Metal Galvanized Silver	5V Metal Galvanized Silver
Siding Gables	Hardie Board and Batten	Hardie Board and Batten	Hardie Board and Batten	Hardie Board and Batten	Hardie Board and Batten	Hardie Board and Batten	Hardie Board and Batten	Hardie Board and Batten
Siding 3rd Floor	Hardie 8 1/4 Lap 7" Reveal	Hardie 8 1/4 Lap 7" Reveal	Hardie 8 1/4 Lap 7" Reveal	Hardie 8 1/4 Lap 7" Reveal	Hardie 8 1/4 Lap 7" Reveal	Hardie 8 1/4 Lap 7" Reveal	Hardie 8 1/4 Lap 7" Reveal	Hardie 8 1/4 Lap 7" Reveal
Siding 2nd Floor (Courtyard Side)	Hardie Shake Shingle Staggared	Hardie Shake Shingle Staggared	Hardie Shake Shingle Staggared	Hardie Shake Shingle Staggared	Hardie 8 1/4 Lap 7" Reveal	Hardie 8 1/4 Lap 7" Reveal	Hardie 8 1/4 Lap 7" Reveal	Hardie 8 1/4 Lap 7" Reveal
Siding 2nd Floor (Street Side)	Hardie 8 1/4 Lap 7" Reveal	Hardie 8 1/4 Lap 7" Reveal	Hardie 8 1/4 Lap 7" Reveal	Hardie 8 1/4 Lap 7" Reveal	Hardie Shake Shingle Staggared	Hardie Shake Shingle Staggared	Hardie Shake Shingle Staggared	Hardie Shake Shingle Staggared
Siding Ground Floor	Hardie Board & Batten	Hardie Board & Batten	Hardie Board & Batten	Hardie Board & Batten	Hardie Board & Batten	Hardie Board & Batten	Hardie Board & Batten	Hardie Board & Batten
Exterior Colors Gables	Light Mist	Cobblestone	SW6197 (Aloof Gray)	Pearl Gray	Light Mist	Cobblestone	Pearl Gray	Aloof Gray
Exterior Colors 3rd Floor	Light Mist	Cobblestone	SW6197 (Aloof Gray)	Pearl Gray	Light Mist	Cobblestone	Pearl Gray	Aloof Gray
Exterior Colors 2nd	Light Mist	Cobblestone	SW6197 (Aloof Gray)	Pearl Gray	Light Mist	Cobblestone	Pearl Gray	Aloof Gray
Exterior Colors Ground Floor	Light Mist	Cobblestone	SW6197 (Aloof Gray)	Pearl Gray	Light Mist	Cobblestone	Pearl Gray	Aloof Gray
Soffit & Story Banding	Hardie 12" Solid Soffit	Hardie 12" Solid Soffit	Hardie 12" Solid Soffit	Hardie 12" Solid Soffit	Hardie 12" Solid Soffit	Hardie 12" Solid Soffit	Hardie 12" Solid Soffit	Hardie 12" Solid Soffit
Soffit & Story Banding Color	Artic White	Artic White	Artic White	Artic White	Artic White	Artic White	Artic White	Artic White
Windows	Vinyl GBG White 4 over 1	Vinyl GBG White 4 over 1	Vinyl GBG White 4 over 1	Vinyl GBG White 4 over 1	Vinyl GBG White 4 over 1	Vinyl GBG White 4 over 1	Vinyl GBG White 4 over 1	Vinyl GBG White 4 over 1
Porch Ceiling	Hardie Sheets & Batten	Hardie Sheets & Batten	Hardie Sheets & Batten	Hardie Sheets & Batten	Hardie Sheets & Batten	Hardie Sheets & Batten	Hardie Sheets & Batten	Hardie Sheets & Batten
Porch Ceiling Color	Artic White	Artic White	Artic White	Artic White	Artic White	Artic White	Artic White	Artic White
Railing	Vinyl White	Vinyl White	Vinyl White	Vinyl White	Vinyl White	Vinyl White	Vinyl White	Vinyl White
Ground Floor Exterior Village West Dr Entrance	Multi Lock Coastal Full View	Multi Lock Coastal Full View	Multi Lock Coastal Full View	Multi Lock Coastal Full View	Multi Lock Coastal Full View	Multi Lock Coastal Full View	Multi Lock Coastal Full View	Multi Lock Coastal Full View
Ground Floor Exterior Courtyard Entrance	Slider Door	Slider Door	Slider Door	Slider Door	Slider Door	Slider Door	Slider Door	Slider Door
Ground Floor Exterior Storage/Golf Cart	Garage Roll Up door	Garage Roll Up door	Garage Roll Up door	Garage Roll Up door	Garage Roll Up Door	Garage Roll Up Door	Garage Roll Up Door	Garage Roll Up door

**INTERIOR FINISHES**

*Living Area /2nd Floor*

Ceiling Height	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Door Size	8 ft	8 ft	8 ft	8 ft	8 ft	8 ft	8 ft	8 ft
Baseboard	9 1/4 "	9 1/4 "	9 1/4 "	9 1/4 "	9 1/4 "	9 1/4 "	9 1/4 "	9 1/4 "
Crown Molding	5 1/4"	5 1/4"	5 1/4"	5 1/4"	5 1/4"	5 1/4"	5 1/4"	5 1/4"

*Ground and 3rd Floor*

Ceiling Height	9 ft	9 ft	9 ft	9 ft	9 ft	9 ft	9 ft	9 ft
Door Size	6' 8"	6' 8"	6' 8"	6' 8"	6' 8"	6' 8"	6' 8"	6' 8"
Door Type	2 Panel Smooth Square	2 Panel Smooth Square	2 Panel Smooth Square	2 Panel Smooth Square	2 Panel Smooth Square	2 Panel Smooth Square	2 Panel Smooth Square	2 Panel Smooth Square
Door Core/ Hinges	Hollow/Satin Nickel	Hollow/Satin Nickel	Hollow/Satin Nickel	Hollow/Satin Nickel	Hollow/Satin Nickel	Hollow/Satin Nickel	Hollow/Satin Nickel	Hollow/Satin Nickel
Door Casing Type	1 x 4 Flat Casing	1 x 4 Flat Casing	1 x 4 Flat Casing	1 x 4 Flat Casing	1 x 4 Flat Casing	1 x 4 Flat Casing	1 x 4 Flat Casing	1 x 4 Flat Casing
Baseboard	7 1/4"	7 1/4"	7 1/4"	7 1/4"	7 1/4"	7 1/4"	7 1/4"	7 1/4"

**INTERIOR FLOORING**

Living Area, Ground Floor and 3rd Floor	LVP	LVP	LVP	LVP	LVP	LVP	LVP	LVP
Master Bathroom/Guest Bathroom	Porcelain Tile	Porcelain Tile	Porcelain Tile	Porcelain Tile	Porcelain Tile	Porcelain Tile	Porcelain Tile	Porcelain Tile
Powder Room	LVP	LVP	LVP	LVP	LVP	LVP	LVP	LVP
Laundry	LVP	LVP	LVP	LVP	LVP	LVP	LVP	LVP
Steps/ Risers	Painted/white paint	Painted/white paint	Painted/white paint	Painted/white paint	Painted/white paint	Painted/white paint	Painted/white paint	Painted/white paint

**KITCHEN**

Kitchen Cabinets	Carolina Cabinets	Carolina Cabinets	Carolina Cabinets	Carolina Cabinets	Carolina Cabinets	Carolina Cabinets	Carolina Cabinets	Carolina Cabinets
Kitchen Island	Yes Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes Yes
Kitchen Countertops	Choose from palette	Choose from palette	Choose from palette	Choose from palette	Choose from palette	Choose from palette	Choose from palette	Choose from palette
Kitchen Sink	White Single Apron Bowl Sink	White Single Apron Bowl Sink	White Single Apron Bowl Sink	White Single Apron Bowl Sink	Stainless Steel Single Apron Bowl Sink	Stainless Steel Single Apron Bowl Sink	Stainless Steel Single Apron Bowl Sink	Stainless Steel Single Apron Bowl Sink
Kitchen Faucet	Delta Satin or Similar	Delta Satin or Similar	Delta Satin or Similar	Delta Satin or Similar	Delta Satin or Similar	Delta Satin or Similar	Delta Satin or Similar	Delta Satin or Similar
Kitchen Under Cabinet Lighting	LED	LED	LED	LED	LED	LED	LED	LED
Refrigerator	SS Whirlpool or similar	SS Whirlpool or similar	SS Whirlpool or similar	SS Whirlpool or similar	SS Whirlpool	SS Whirlpool	SS Whirlpool	SS Whirlpool or similar
Range/Electric/Vented to exterior	SS Whirlpool or similar	SS Whirlpool or similar	SS Whirlpool or similar	SS Whirlpool or similar	SS Whirlpool	SS Whirlpool	SS Whirlpool	SS Whirlpool or similar
Microwave	SS Whirlpool or similar	SS Whirlpool or similar	SS Whirlpool or similar	SS Whirlpool or similar	SS Whirlpool	SS Whirlpool	SS Whirlpool	SS Whirlpool or similar
Dishwasher	SS Whirlpool or similar	SS Whirlpool or similar	SS Whirlpool or similar	SS Whirlpool or similar	SS Whirlpool	SS Whirlpool	SS Whirlpool	SS Whirlpool or similar

**BATHROOMS FINISHES**

Master	
Cabinets	Carolina Cabinets
Countertop	Venetion Marble
Sink	White Undermount
Faucet/8" Spread	Delta/Satin Nickel
Shower Enclosure	Frameless/Tile/Satin Nickel
Guest Bathroom	
Cabinets	Carolina Cabinets
Countertop	Venetion Marble
Sink	White Undermount
Faucet/ 4" Spread	Delta Satin or Similar
Shower Enclosure	Skirted Tub Insert/Tile