

features & upgrades

1 RED BAY COURT | BALD HEAD ISLAND

- All solid wood dimensional lumber (no pre-fab or trusses)
- Real plywood sheathing and subflooring (no strand board or engineered wood)
- Optional copper water supply pipes
- J Hardie Cement Board 8" Lap Board and Shake Siding
- Multi-tiered decks and covered porches with Fiberon solid composite decking
- GAF HDZ Timberline Roofing Shingles (no max wind speed)
- Sherwin Williams exterior and interior paints (no builders grade paints)
- Anderson 400 series double hung tilt wash windows with Storm Watch/Impact Glass
- Anderson A Series Frenchwood Double Doors with Stormwatch/Impact Glass
- Solid mahogany wood 6'wide x 8'tall double entry door - hurricane rated with impact glass lites
- 10ft tall 1st floor ceilings
- Custom coffered ceilings
- Solid mahogany hardwood floors (no engineered/faux wood) in living spaces and bedrooms
- Custom marble/natural stone tiling in all bathrooms
- Custom walk-in showers with built in marble seats in all bathrooms
- Designer light fixtures
- Coastal rated ceiling fans on all covered porches
- Interior ceiling fans in all bedrooms
- High end kitchen appliances - Viking (or equivalent)
- Natural stone or solid surface countertops and backsplashes
- Custom cabinetry
- Gas stove with pot filler
- Wet bar with wine cooler
- Pass through kitchen window to outdoor bar seating
- Enclosed outdoor shower
- Inground pool
- Outdoor TV
- Multiple outdoor seating areas: 2 covered front

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porches; multi-tiered deck including bar seating, pool lounge area, shower/crofter entry area; rear covered/screened porch with custom trellis with removable screen panels.

- Custom built-in flower boxes around covered back porch/pool area
- Mature sabal palms, sabal minor and wax myrtle added to landscape
- Long, winding driveway illuminated by pathway lights provides ample parking
- Solid brass, night-sky approved outdoor lighting
- Clean, quiet, battery back-up energy
- Retractable awning at pool lounge area
- 1st floor king suite with private entrance overlooking pool area, walk-in closet, linen closet, sitting area, and ensuite bath with soaking tub and shower with built-in marble seat
- 2nd floor king suite located just off 2nd floor covered porch with sitting area, walk in closet,

dual ensuite bathrooms each with their own separate water closets, vanities and custom showers with built-in marble seats

- 2nd floor laundry room with folding station
- Extra-wide 2nd floor hallway with views out to large 2nd floor covered porch
- 2 additional queen bedrooms and shared full bath with custom walk-in shower with built-in marble seat, and linen closet
- Queen guest suite in detached crofter with ensuite bath and custom shower with built-in marble seat
- Ample additional storage in large, stand-up attic
- Sound dampening insulation throughout walls, floors and ceilings
- Numerous upgrade/customization opportunities

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