

LJWN, LLC

1202 N Topsail Dr Surf City NC 28445

EXTERIOR FEATURES

FOUNDATION Pilings

ROOF 30 year, architectural shingles

SIDING Vinyl siding with shake accents

DOORS Fiberglass insulated with impact glass

WINDOWS Vinyl Ocean View DP50 impact-resistant windows by
winco

DRIVEWAY Gravel driveway

COVERED PARKING Under house with Plastic lights

DECKING Treated wood decking with Vinyl
Railing

PORCH Wood Decking

GUTTERS 5" K-Style seamless aluminum
gutters

FLOOD LIGHTS 2 in front corner

LANDSCAPING One tree in the front yard and one in the back

STORAGE Enclosed storage area

WET DOOR SHOWER Hot & cold treated wood enclosure

LOCKS Schlage or similar lockset with deadbolt

OTHER Frost free hose bibs & electrical receptacles at front and rear

INTERIOR FEATURES

FLOORING

Level Luxury Vinyl Plank: Living Room, Kitchen, Hallways Foyer & Half Bath Cortex or similar

Tile: all full bathrooms

Carpet: All bedrooms

Stairs: Vinyl to Match

CEILINGS Ceiling height based on house plans and restrictions. No Crown Molding

WALLS

Premium interior flat wall paint in buyers' choice of selected color

Interior trim color in semi gloss finish.

Trim around windows as shown

1 x 5 baseboards

SHELVING Wood Shelving in closets and pantry

ELEVATOR Port City Gear Dwen 4 stop

HVAC American Standard electric heat pumps or comparable

KITCHEN FEATURES

APPLIANCES

Stainless Steel Smooth top electric range

Stainless Steel microwave

Stainless Steel Dishwasher

Stainless Steel Range/Oven

Disposal

Stainless steel range hood

Stainless steel Refrigerator

SINK Stainless steel sink with pull out sprayer

CABINETS White Legacy Debut Wexford full overlay maple painted shaker style with soft closed doors and drawers

COUNTERTOPS Level 2 Granite

BATHROOM FEATURES

COUNTERTOPS Level 2 Granite only in powder room and master bath Cultured marble in other two bathrooms

CABINETS White Legacy Debut Wexford shaker style with soft closed doors and drawers

FLOORING Tile

MASTER BATH

Double **sink vanity** with **level 2 granite**

Tile Walk in Shower with Tile Base

Frameless Shower Door

GUEST BATH

Single sink vanity with **cultured marble**

Shower/tub combination

ENERGY SAVINGS

HEAT PUMP 14 SEER Energy efficient heat pump

INSULATION SYSTEM Composite **RValues of R38** in **Ceilings**, R19 in walls

WATER HEATER 47 gallon Electric water heater

DIGITAL THERMOSTATS Programmable

CEILING FANS Located in the **living room** and **master bedroom**

WINDOWS & DOORS Low E

FIRST FULL YEAR BUILDERS WARRANTY

WARRANTY