

Casa Playa: Unrivaled Luxury – A New Standard in Homebuilding Excellence by Integrity Homes

Forget builder-grade. At Casa Playa, every detail reflects our commitment to crafting homes that redefine quality and comfort. Discover a residence where meticulous design meets unparalleled functionality, setting us leagues apart from standard new construction.

Elevated Living & Unmatched Convenience:

- **Effortless Access:** Experience seamless transitions between floors with a **3-Level Coastline Luxury Lift 950 Hydraulic Elevator** – a smooth, silent system built for true luxury, unlike common, noisy chain-driven alternatives.
 - **Grand Entry & Porch Life:** Step onto an **Oversized, Entire Front-of-Home Welcoming Porch** crafted with premium, low-maintenance **Trex Decking**, offering a superior, enduring haven far beyond typical wood decking. Make a statement through a majestic **8' Entry Door with Stainless Steel Hardware**, immediately conveying quality that dwarfs standard 6'8" entries.
 - **Expansive Parking:** Accommodate every guest and vehicle with ease on an **Oversized XL Pervious Driveway (9+ car capacity)**, extending a full 35' for convenient **Boat or RV Parking right next to the home**—a thoughtful amenity rarely, if ever, found in typical developments.
 - **Future-Ready Power:** Benefit from a dedicated **50-Amp Exterior Service for Level II EV or RV Hookup**, providing the versatile power and modern convenience standard homes overlook.
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Gourmet Kitchen & Culinary Excellence:

- **Integrated Perfection:** Command a truly gourmet kitchen featuring a **Full Quartz (Waterfall) Island and a seamless Matching Back Wall** – an elegant design choice that eliminates unsightly tiled backsplashes. Above, a **Built-in Quartz Hood Fan with Alexa Integration** provides powerful, smart

ventilation that complements the design, a stark contrast to bulky, uninspired standard hood fans.

- **Chef-Grade Performance:** Unleash your inner chef on a professional-grade **36" Range**, offering expansive cooking power far beyond a typical 30" builder-grade unit.
 - **Refined Details:** Discover unparalleled convenience with **Stainless Steel Glass Rinsers**, a premium touch that elevates your daily routine.
 - Maintain pristine floors effortlessly with a **Top-Rated DrainVac Central Vac System** featuring a convenient **VacPan in the Kitchen**, a sophisticated amenity rarely seen in new construction.
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Spa-Like Retreats & Luxurious Finishes:

- **Premium Fixtures:** Feel the difference of quality with **Top-Tier Delta Hardware throughout the entire home**, an undeniable upgrade from flimsy builder-grade fixtures.
 - **Indulgent Bathing:** Indulge in serene bathing experiences with **Rainfall Shower Heads in all showers**, creating a spa-like ambiance in every bathroom.
 - **Personalized Comfort:** Elevate your morning routine with the **Bluetooth "Spa Style Fan" in the Primary Bath**, offering integrated music for a truly personalized, luxurious start to your day.
 - **Artisan Craftsmanship:** Admire the artistry of **High-End Ceramic Tile Workmanship and Material Selection**, where precision and quality surpass standard installation, ensuring lasting beauty and durability.
 - **Cozy Sophistication:** Create instant warmth and ambiance with a sophisticated **Westinghouse 60 Inch Electric Fireplace Heater**, featuring smart control via **Alexa & Google Home**, a superior alternative to basic or non-smart units.
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Smart Home & Seamless Connectivity:

- **Uninterrupted Performance:** Experience blazing-fast, rock-solid internet with a **Fiber Connection (Focus Broadband Service) to a central Q-Panel**

with Video Storage, ensuring seamless, uninterrupted streaming as **all TVs are Hard-Wired Cat-6**, eliminating the unreliability of Wi-Fi dependency for critical entertainment.

- **Immersive Audio:** Immerse yourself in superior, voice-controlled audio with a **Bose Smart Dolby Atmos Soundbar and Bluetooth Soundbar Speaker**, complete with **Amazon Alexa Built-in**—delivering an entertainment experience far beyond standard home audio.
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Outdoor Elegance & Lasting Durability:

- **Superior Protection & Charm:** Enhance curb appeal and enjoy robust protection with durable **Powder Coated Aluminum Bahama Shutters**, a stylish and resilient choice over flimsy or un-coated alternatives.
 - **Structural Excellence:** Feel the quality of a **Custom Railing** crafted from premium **Yellowwood KDAT material**, offering superior strength and longevity compared to standard pressure-treated wood.
 - **Uncompromising Resilience:** Rest easy under a **Fortified Rated Roof (with Certification)**, engineered for enhanced storm resilience and providing significant **\$450/year in insurance savings**—a level of protection few standard builds offer.
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Designed for Lifestyle & Investment:

- **Refined Aesthetics:** Step into a home with a cohesive, inviting, and sophisticated aesthetic, thanks to a **Professionally Designed Interior**—a turn-key elegance that instantly elevates every space.
- **Optimal Efficiency:** Benefit from superior energy efficiency and ample hot water with a **High-Efficiency Hybrid Heat Pump Water Heater (80-Gal, \$2,500 value)**, a significant upgrade from the smaller, less efficient electric or gas units found in typical builder-grade homes.
- **Flexible Living Spaces:** Enjoy ultimate versatility and convenience with a dedicated **Kitchenette in the Downstairs Bedroom**, complete with a sink and small fridge—perfect for multi-generational living, guests, or a private retreat.

- **Streamlined Management:** Invest in immediate income potential: this home is **Turn-Key Short-Term Rental Ready**, featuring smart storage locks, combo door entry, and comes **fully-furnished** with all appliances (including washer/dryer) — no setup required, unlike empty new builds.
- **Meticulous Organization:** Experience thoughtful design and enhanced security with a dedicated **Elevator Room w/lock**, **HVAC/Mechanical Room w/lock**, and **Dedicated Owner Closets w/locks on each floor**, providing discreet and secure housing for systems and personal items.
- **Structural Integrity Beyond Compare:** For **uncompromising wall straightness and superior structural integrity**, we meticulously incorporate **interior blocking in our framing**—a crucial detail rarely found in standard residential construction.
- Our meticulous attention extends to every fixture: all toilet paper holders, towel bars, and closet racks are firmly anchored into **solid blocking installed in the framing prior to drywall**—ensuring lasting stability that flimsy builder-grade homes often lack.
- Our homes offer a superior level of pest control with the advanced **Taexx® in-wall pest control system**. This innovative network of tubing is seamlessly integrated into the wall cavities during construction, allowing for proactive and discreet pest management. Technicians service the system from exterior ports, completely **eliminating the need for indoor spraying** and providing continuous protection without ever disrupting your living space. It's a premium, built-in amenity designed for lasting peace of mind.
- Included in your sale - Every Integrity Home includes a valuable **1-2-10 builder warranty**, meticulously covering workmanship, systems, and major structural elements for your complete peace of mind.
- Located on one of Oak Island's highest elevations, this property offers **no flood insurance requirement** or typical flood concerns.