



ADDIE'S PLACE

AT BLUEWATER BAY

BLUEWATER BAY FEATURES*:

- Bluewater Bay Golf Club
- Bluewater Bay Marina Complex
- Bluewater Bay Tennis Center
- L J Schooner's Dockside Restaurant and Oyster Bar
- Bluewater Bay Resort Pools
- Dedicated Green Areas
- Walking Trails, Paths and Golf Cart Paths

SUBDIVISION FEATURES:

- Elegant Gated Entry
- Inspiring Elevations Per Design Code
- Street Lighting and Sidewalks
- Community Mail Center
- Pocket Park with Pond and Benches

ENERGY FEATURES:

- 16 SEER Electric Heat Pump
- Tankless Water Heater
- LOW-E Impact Glass Windows and Doors
- R-19 Batt Insulation in Exterior Walls
- Natural Gas Tankless Water Heater, Kitchen Cooktop, and Outside Grill (Stubout)
- Open Cell Foam Roof Decks On All Two Story Homes
- Digital Thermostat with Wifi Capability

EXTERIOR FEATURES:

- Authentically Patterned Elevations
- Harmonious Exterior Trim Details
- 30# Felt Moisture Barrier or Equal
- 8'0" 6 Light Front Door, IMPACT Glass
- IMPACT Windows
- Sherwin Williams Exterior Paint
- Premium Dimensional Shingles
- Easy Maintenance Vinyl Porch Ceiling
- Oversized Two Car Garages with Automatic Door Opener, Remotes, and Exterior Keypad
- Premium Landscape package Per Design Code
- Zoned Automatic Irrigation System for Full Coverage
- 6" OGEE Profile Gutters with Square Downspouts

INTERIOR FEATURES:

- 10' Ceilings Throughout Main Level
- Engineered Hardwood Throughout Common Areas, Carpet in Bedrooms, Porcelain 12" x 24" Tile in All Baths and Laundry
- Porcelain Wall Tile at Master Shower (schluter/kerdi) and Kitchen Backsplash
- 3 cm Quartz or Granite Countertops Throughout
- Square Trim, 1"x6" Baseboard, 1"x4" Window and Door Casing with 1"x4" Header
- 5" Cove Crown Molding and Cased Windows in Main Living Areas, and Master Suite (Plan Specific)
- One Bowl Stainless Undermounted Kitchen Sink
- MOEN Gibson Faucets Throughout or Equal
- Woodharbor Shaker style Wood Cabinets with Soft Close Doors and Drawers Throughout, Concealed Hinges, and Full Overlay
- 12"x24" Tile Surrounds for Tub/Shower in Secondary Baths
- Structured Distribution Panel (Combox)
- Ceiling Fans in All Bedrooms and Family Room
- Frigidaire Pro Appliances or Equal: 36" Gas CookTop, 36" Chimney Hood, 30" Wall Oven, Microwave w/ Trim Kit, and Dishwasher
- Detailed Decorative Lighting Package
- Sherwin Williams Flat Interior Paint
- Prewired for Surround Sound in Family Room and Rear Porch

SAFETY FEATURES:

- Prewired for Alarm System; Motion, and Perimeter
- Impact Glass Throughout
- Dead Bolts on All Exterior Doors
- Smoke Detectors in bedrooms Per Code
- Carbon Monoxide Detectors Per Code

WARRANTY:

- 2-10 Home Buyer's Warranty (or Equivalent)



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