

CHARMONT SPECIFICATION SHEET

EXTERIOR:

- Concrete side walk is 3' wide at house,
- Concrete Driveway (Lots 1-42 & 113-116 will have asphalt entry to driveway)
- Yard is fully landscaped lot line to line with sod, shrubs around house, pine straw beds, and full sprinkler system,
- Sprinkler system is a rain bird,
- Brick exterior,
- Vinyl soffits and porch ceilings (colors may vary),
- Gable ends vinyl siding (shake, vertical & horizontal sidings colors & styles may vary),
- Vents in eaves (only on houses with horizontal siding) (size & shape may vary),
- Roof is 30 year dimensional shingles w/ ridge vents (colors may vary),
- Grinder pump to meet Baldwin County Sewer Service specifications,
- A/C unit will be Bryant/Payne condenser 13 seer to meet IBC building code,
- Electrical service is 200 amp,
- Single globe light fixture on both sides of garage door,
- Single globe light fixture at front door,
- Single globe light fixture at rear porch,
- 2 hose bibs,
- White front door metal w/ oval glass and raise panels,
- White single column on front porch on specified plans,
- Windows are white aluminum single hung with screens,
- Window shutters (style, size, quantity & color) will vary per house,
- Rear patio door is 6'8"x6 sliding door with screen,
- Concrete patio on rear of house is 8x10,
- Garage door is a standard 7' by 16' with no windows,
- Mailbox on wood post,

INTERIOR:

GARAGE:

- Garage door is 7' by 16' with ½ H.P. chain driver opener with single remote,
- Garage walls & ceilings finished with drywall (painted with neutral colors),
- Water heater 50 gallon electric tank,
- 200 amp 24 circuit panel,
- Two single globe light fixtures (colors may vary),
- White light switches and power outlets,

ATTIC:

- Loose fill insulation R30,
- All roof framing is trusses,

WINDOWS:

- White exterior windows are aluminum single, All have screens,
- White window stool and skirt, sheetrock return all windows,
- White horizontal 2" faux blinds,

ALL INTERIOR FINISHES (WALL, CEILINGS, TRIM& DOOR HARDWARE):

- Walls and ceilings to be drywall,
- Walls and ceiling to be painted in neutral colors,
- Ceiling heights to be 9 feet tall,
- All doors to be smooth finish raised panel
- All door casing trim will be 2 ¾"
- All baseboard will be 4 ¼"
- All crown molding will be 3 ½" (to be in living room, dining room, kitchen, & master bedroom only)
- Nickel hinges and knobs on all doors,

KITCHEN:

- 2cm granite w/ back splash and steps up to 45" for bar,
- All Stainless Steel Appliances (Microwave, Range, Dishwasher, Refrigerator side by side w/ water/ice in doorL Frigidaire or equivalent manufacturer,
- 36" stainless sink w/ chrome plated goose neck faucet w/ hand spray matching, Garbage disposal,
- Kitchen cabinets are raised panel solid wood w/ nickel knobs,
- Pendent lights hanging over bar in bronze or nickel,
- Florescence light fixture, double bulb,
- 16" tile, beige in color,
- White light switches, power outlets and phone outlets,
- White 3 ½" crown,
- White 4 ½" baseboards,

LAUNDRY ROOM:

- 16" tile in the entry,
- beige in color,
- Ceiling single global light fixture (color may vary), White light switches and power outlets,
- White wire hanging shelves above washer & dryer,

ENTRY:

- White front door metal w/ oval glass, raise panels,
- 16" tile in the front entry, beige in color,

LIVING AREA:

- 52" bronze, nickel or white fan/light with remote (the brand of Harbor Breeze),
- White light switches, power outlets, TV outlets,
- Carpet medium grade Berber, brownish/tan, non-pattern (exactly the same or very similar to Charmont lot #17) including the closet,
- White wire hanging shelves in all closets,
- White smoke detector,
- White 3 ½" crown,
- White 4 ½" baseboards,
- Rear patio door is 6'8"x6 sliding door with screen,
- White custom vinyl white vertical blinds w/ wand pull on sliding door,

DINING AREA:

- White 3 ½" crown,
- White 4 ½" baseboards,
- Nickel finished 5 bulb fixture hanging in dining room,
- White light switches and power outlets,
- Carpet medium grade Berber, brownish/tan, non-pattern (exactly the same or very similar to Charmont lot #17),

MASTER BEDROOM:

- White 3 ½" crown except for the closet,
- White 4 ½" baseboards including the closet,
- 52" in bronze, nickel or white fan/light with remote (the brand of Harbor Breeze),
- Single global light fixture in the closet,

- White light switches, power outlets, phone outlets and TV outlets,
- Carpet medium grade Berber, brownish/tan, non-pattern (exactly the same or very similar to Charmont lot #17) including the closet,
- White wire hanging shelves in the closet,
- White smoke detector,

BEDROOM #2 :

- White 4 ½" baseboards including the closet,
- 52" bronze, nickel or white fan/light (the brand of Harbor Breeze),
- White light switches, power outlets, phone outlets, TV outlets,
- Carpet medium grade Berber, brownish/tan, non-pattern (exactly the same or very similar to Charmont lot #17) including the closet,
- White wire hanging shelves in the closet,
- White smoke detector,
- White bi-fold raised panel doors in guest room closets,

MASTER BATHROOM:

- 2cm granite w/ back splash,
- Fawn Beige Marble surround over fiberglass white 36" tub,
- Clear glass doors on master shower,
- 36"x48" mirror,
- Double sink vanity,
- Chrome lever handles on all bathroom faucets,
- Chrome fixtures and knobs,
- Chrome 4 bulb goose neck fixture,
- Single global light fixture with nickel frame above the toilet,
- White light switches and power outlets,
- White elongated toilet,
- 16" tile, beige in color
- Bathroom cabinets are solid wood w/ nickel knobs (100% exactly the same as kitchen cabinets),
- White 4 ½" baseboards including the closet,
- White wire wrap closet shelves,

BATHROOM #2:

- 2cm granite w/ back splash,
- White fiberglass tub shower combo (32"),
- 24"x30" mirror,

- Single sink vanity,
- Chrome lever handles on all bathroom faucets
- Chrome plated fixtures and knobs,
- Chrome 3 bulb fixture,
- White lights switches and power outlets
- White standard toilet,
- 16-tile" the entry, beige in color,
- Bathroom cabinets are solid wood w/ nickel knobs (100% exactly the same as kitchen Cabinets),
- White 4 ½" baseboards

COMMON AREA AMENITIES will be included in the Subdivision and available for use by all homeowners, with the following specifications:

Swimming Pool with Sundeck

- Aluminum Fence surrounding entire pool area
- 80'x40' Swimming Pool with underwater lights
- Pump House and pool equipment storage with 6/12 pitch roof
- Ground lighting around pool deck, spotlighting the landscape
- Concrete pad around pool 25 ft. on sides and 15 on the ends
- Landscaping: Trees and bushes placed along fence surrounding pool

Clubhouse

Exterior

- Board and batton siding with a brick skirt at bottom
- Dimensional shingle roof
- Double entry door
- Concrete sidewalk from front of clubhouse connecting to rear of clubhouse
- Outdoor BBQ grill and picnic area
- Outdoor kitchen countertop
- Access to Men's and Women's bathrooms in clubhouse from pool area
- Lights along front entryway and covered area at rear of clubhouse
- Ceiling fans under rear covered area of clubhouse with remote controls
- Water fountain
- Concrete pad connecting pool to clubhouse and under covered area behind clubhouse
- Roof pitched at 6/12
- Exterior columns made of Hardi-Board.
- Landscaping: Trees and bushes/flowers placed along path leading to front of clubhouse and along sides of clubhouse

Interior

- Half bath with vanity
- Crown molding
- 9 foot ceilings
- Tile floors with carpet inset
- Set of wood kitchen cabinets
- 2 cm Granite countertop with sink
- Upgraded bronze light fixtures throughout
- Custom 2" faux blinds with 3" deco valance, std cords on all windows.
- Custom vinyl vertical blinds w/ wand pull on all sliding glass doors.

Parking Lot, Drive Way Leading Up to Clubhouse and Landscaped Circle:

- Asphalt parking lot with 12 spaces
- Curbing
- Landscaping along sides of parking lot and landscaped circle for turning around
- 400 feet of fencing
- 6 mounted pole lights
- Purchase (and closing costs) for Lot #104

Furniture:

Developer will decorate and furnish pool deck and clubhouse interior

Front and Rear Entryway :

Entry wall, signage, fencing, lighting fixtures, irrigation, trees, bushes

Wooden Play Set for Children