



**DISTINCTIVE
BUILDING & DESIGN**

The Sarazen Model

AT THE FAIRWAY HOMES OF MASTERS POINT
LAUREL RIDGE COUNTRY CLUB

AVAILABLE: OCTOBER 2006 • PRICED AT: \$575,000.00 (LOT-14)



2 Levels • 3 Bedrooms, 3 1/2 Baths • Den/Great Room • 2 Car Garage





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FLOOR PLAN

SPECIFICATIONS

2 Levels • 3 Bedrooms,
3 1/2 Baths • Den/Great Room
2 Car Garage

Total Heated Living Area
2,844 square feet

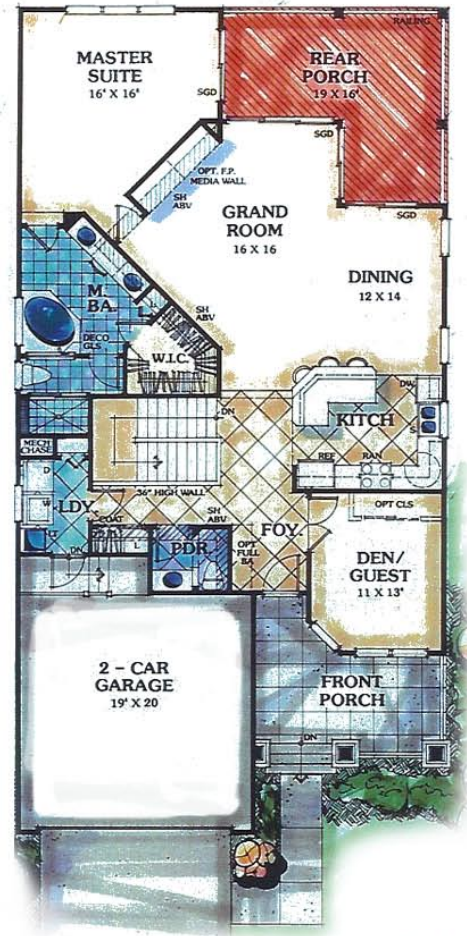
Garage Area
458 square feet

Covered Porches
546 square feet

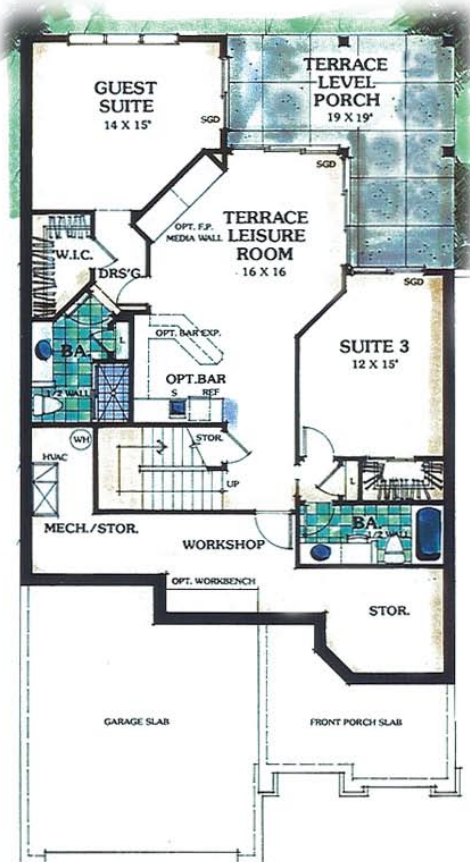
Storage/Mechanical
242 square feet

TOTAL UNDER ROOF
4,090 square feet

All floorplans, features, elevations, specifications and dimensions listed or otherwise depicted herein are subject to modification, substitution or withdrawal without prior notice.



Main Floor



Lower Level



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FEATURES & APPOINTMENTS

INTERIOR

- Hardwood flooring in living room, dining room, foyer, gallery and kitchen.
- Plush carpeting in leisure room and all bedrooms.
- 11' flat volume ceilings in grand room and dining room.
- 9' flat volume ceilings in remainder of home.
- 8' high exterior doors.
- Paneled solid core interior doors.
- Schlage door hardware throughout.
- Oversized baseboard, door and window casing.
- Prewired for telephone and cable television.
- Generous recess lighting package.
- Two luxury guest suites with private baths and walk-in closets.
- Vented gas fireplace in grand room with stone surround.
- Complete electrical fixture package.

BATHROOMS

- Extra tall vanities in baths.
- Cultured marble vanity tops with integral bowls.
- Pedestal lavatory in powder room
- Imported ceramic tile floors and shower walls in baths.
- Garden tub in master bath.
- Total Kohler plumbing fixture package.
- Elongated water closets throughout.
- Mirror the full length of vanities.

KITCHEN

- Gourmet appliance package to include:
 - Side by side refrigerator with ice and water in door.
 - Slide-in range with self-cleaning oven and glass cooktop.
 - Microwave hood combination over range.
 - Ultra quiet dishwasher.

- Kohler under-mount stainless steel kitchen sink with faucet and garbage disposal.
- Wood paneled cabinetry with crown molding, lazy susan and pull out trash bin.
- Granite counter tops.

EXTERIOR

- Andersen clad windows and sliding glass doors with High Performance, Low E* Insulated glass.
- Oversized 8' high glass front door.
- 2" X 6" exterior wall construction with cement fiberboard siding.
- Two car garage with automatic garage door opener and insulated steel panel door with glass inserts.
- Stone accents on front elevation.
- Large covered deck/patio on main and lower levels.
- Architectural roof shingles.
- Professionally designed landscaping.

ENERGY SAVING AND

QUALITY CONSTRUCTION FEATURES

- High efficiency electric heat pump system.
- 80 gallon electric high efficiency water heater.
- Ceiling fan outlets in all bedrooms, grand room and porch.
- Andersen High performance Low E* Insulated glass in windows and sliding glass doors.
- Fiberglass insulation: R-38 ceiling, R-19 exterior walls.
- Sealing/Caulking for low air infiltration.
- Air conditioning vents in all walk-in closets and baths.
- Photocell safety monitor on garage doors.
- One year warranty on all material and workmanship.

City Water (a big plus and unusual at that elevation); underground power, cable tv and phone; city trash pickup (weekly, included in taxes); city sewer; street lights.

For More Information Contact: Distinctive Building & Design • 1482 Russ Avenue, Waynesville, NC 28786
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