



**CAROLINA VILLA
WITH GARAGE**

AREA CAROLINA UNIT	
MAIN LEVEL	1825 S.F.
HEATED AREA	56 S.F.
COVERED ENTRY	235 S.F.
COVERED DECK	450 S.F.
GARAGE	2566 S.F.
TOTAL S.F.	2566 S.F.

MASTERS LANDING AT MAGGIE VALLEY CLUB

THE CAROLINA VILLA BASE MODEL (LOT 2) - HOME FEATURES

3 BEDROOM, 3 BATH, 2-CAR GARAGE - BASE PRICE: \$365,000

SQUARE FOOTAGE

Total Heated Living Area (Main Level)	1,825 sq. ft.
Covered Porches	291 sq. ft.
Garage	450 sq. ft.
TOTAL UNDER ROOF	2,566 sq. ft.

INTERIOR

Hardwood flooring in living room, dining room, foyer, powder room and kitchen.

Plush carpeting in den and bedrooms.

Vaulted ceilings in living room, dining room and kitchen.

10' flat volume ceilings in remainder of home.

8' high exterior doors.

Paneled solid core interior doors.

Lever door hardware throughout.

Oversized baseboard, door and window casing.

Prewired for telephone and cable television.

Generous recessed lighting package.

Luxury guest suite with private bath and spacious closet.

Wood burning fireplace in living 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.

Tile floors and shower walls in baths.

Shower enclosures with clear glass and silver frames.

Garden tub in master bath.

Total Kohler plumbing fixture package.

Elongated water closets throughout.

Mirror the full length of vanities.

KITCHEN

Whirlpool stainless steel gourmet appliance package to include:

Side-by-side refrigerator with ice and water in door.

Slide-in range with self-cleaning oven and glass cook-top.

Microwave hood combination over range.

Ultra quiet dishwasher.

Kohler under-mount stainless steel kitchen sink with faucet and garbage disposal.

Wood-paneled cabinetry.

Granite kitchen countertops.

EXTERIOR

Clad casement windows and sliding glass doors with high-performance, low E* insulated glass.

Oversized 8' high wood/glass front door.

2" X 6" exterior wall construction with cement fiberboard siding.

Stone accents on front elevation.

Large covered porch/deck with wood railing.

Architectural roof shingles.

Broom finish concrete driveway and front walk

Professionally designed landscaping

ENERGY SAVING AND QUALITY CONSTRUCTION FEATURES

High-efficiency electric heat pump system.

Ceiling fan outlets in all bedrooms and porch.

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.

One-year warranty on all material and workmanship.

AVAILABLE FEATURES AND PACKAGES

Exterior appearance enhancement package: **\$24,000**

- Native stacked stone rear porch columns (\$6,750)
- Stainless steel cable railing system in lieu of wood (\$2,250)
- Beadboard soffit and decorative timber frame brackets (4) (\$4,500)
- Tumbled brick paver driveway (\$6,750)
- Half round gutters with rain chains and vessels (\$1,500)
- Custom mahogany front door, upgraded garage door (\$2,250)

Gas fireplace in lieu of wood-burning **\$3,000**

Includes direct vent fireplace and 125 gallon underground gas tank

Interior appearance enhancement package: **\$20,500**

- 8' high interior doors in lieu of 6'-8" throughout (\$3,000)
- Crown molding in master bedroom, den and foyer (\$2,250)
- Premium molding package (baseboard and casing) (\$3,000)
- Cabinet upgrade package including 42" upper cabinets, lazy susan, crown molding and pull-out wastebasket. (\$4,000)
- Travertine stone floors and shower walls in baths with frameless shower enclosures and oversized framed mirrors (\$8,250)

See community Available Features sheet for more options