



### ***General Specifications:***

- Reinforced concrete and block construction.
- Hurricane rated Spanish glazed tile roof from Tejas Borja.
- Exterior materials shall be China White Dryvit or equivalent stucco finish walls, pre-cast concrete and coralstone render accents, Irisado blue color glazed roof tiles, and white conch shell deck pavers.
- 8' sliding glass or French doors.
- All exterior glass doors and windows constructed of hurricane impact glass to meet or exceed South Florida and the Turks and Caicos Islands building codes.
- Front entry doors are 8' high custom made 6' wide double doors made of exotic hardwoods.
- 2 car covered carport with storage area.
- Hand made Turks & Caicos conch shell pavers on all pool deck surfaces.
- Decorative shutters on exterior windows. Choice of select colors.
- Ultra-efficient Rheem Marathon hot water tanks servicing continuous loop hot water system for near instantaneous hot water at all taps.
- Luxuriously appointed master bath with whirlpool tub and Kohler performance shower with dedicated 50 gal. hot water heater.
- Custom wood cabinetry with choice of three painted or stained finishes.
- Choice of 5 granite countertops in kitchen.
- Choice of granite or travertine tile countertops in all bathrooms.
- Multi-zone central air conditioning and ceiling fans throughout.
- Enhanced ventilation with Hunter or equivalent ceiling fans at living, dining, all bedrooms and covered terraces.
- 24" and 18" square stone travertine marble tiles.
- Wide plank wood flooring available in select locations.
- Solid core raised panel doors with decorative hardware and architectural grade hinges.
- GE Monogram suite of appliances including professional gas or electric cooktop with vent hood, dual ovens, dual dishwashers, 48" refrigerator/freezer with icemaker, and wine cooler.
- Kitchen fixtures package includes stainless steel double sink with garbage disposal unit, bar sink, and choice of three Kohler faucet and fitting styles.
- Painted wood baseboards, crown moldings and trim throughout.
- Interior doors shall be painted paneled wood, hinged or sliding, with Schlage or better knobs, locks and hinges.
- Master baths with spa tubs, His and Her sinks, Kohler performance shower towers, water closets are generally standard. All fixtures by Kohler or equivalent.
- Each bathroom fixture package is enhanced with an accessory package of towel bars, paper holders, hooks and rings in the same finish as the fixtures.
- Separate showers are designed with travertine or glass tile walls and floors to coordinate with general flooring
- Frameless glass shower doors and panels.
- Cabinets and vanities are custom design, with granite or travertine built in counter vanity top, and travertine or glass tile backsplashes.

- Full service electrical systems including Decora or equivalent switches and outlets. Dimmers are provided at selected locations. Lighting from switched plugs for some lamps, chandeliers, recessed down lights and special cabinet lights.
- Hard wired smoke detection alarm system.
- Wiring provided for installation of high speed internet services, cable, satellite, telephone, fax and surround sound audio.
- Centralized audio system by OnQ/Legrand with speakers in main living areas and pool deck.
- Full security system with contacted windows and doors, 2 alarm panels, 3 CCTV security cameras, intercom to front gate with electronic gate release.
- Conduit for surround sound system in living area.
- Ceiling heights are varied with vaulted ceilings generally 15' or higher at peak. Approximate heights of 10' in most rooms, 8'4" ceiling height in kitchens, 9'0" ceiling heights in other smaller rooms. Ceiling heights in all areas may vary from these heights to accommodate building modifications and routing of mechanical systems.
- Laundry equipment package shall be vented full capacity GE or equivalent, stacked or side by side, as shown on each individual villa design.
- Electronic entry gates at driveway with CCTV cameras, intercom and gate release from inside villa.
- Full size custom designed swimming pool.
- Outdoor kitchen with 36" stainless gas grill, wet bar, beverage refrigerator.
- Outdoor shower and foot wash.
- Rainwater collected into full size cistern from all roofs through integrated gutter system with concealed vertical rainwater leaders. Can be used for emergency backup to piped city water or as main source with piped water as backup.
- Each villa has its own aerobic wastewater treatment plant. Effluent water from treatment plant collected in separate storage tank for landscape irrigation.
- Professionally designed landscaping.
- Furniture, linen and house wares packages of appropriate standard shall be available from the Vendor under separate contract.

***Optional items:***

- Custom hydrotherapy spa on pool deck
- Emergency backup generator
- Enhanced whole-house audio system
- Furniture/interior design package

Each purchaser is encouraged to review the "sample boards" to see specific details and materials, in addition to this outline specification. Pre-construction buyers may select from pre-selected interior color and finish options.

***DEVELOPMENT GENERALLY***

- The amenities for Owners and guests will include private beach access by way of lighted walkways through lushly landscaped commons, lighted roads and sidewalks.
- Private grounds for residents and guests only.
- Professionally managed community ensures continuously well maintained grounds, landscaping and pools.
- Aesthetic integrity of building and grounds ensured by Architectural Review Board.

The Developer may substitute materials and products of equal or higher quality as the Developer may determine in its sole and absolute discretion.