



OVERLOOK CONDOS STANDARD FEATURES

Overlook Standard Features

Monthly Maintenance Fee Includes

- 9' Ceilings on 1st Floor
- Fiberglass 25-year shingles
- Fiberglass entrance door with peephole
- Double pane Low-E glazed vinyl windows
- Energy efficient direct vent gas fireplace with wall switch control and ceramic tile surround
- Vaulted ceiling in great room and four seasons room
- Ceiling fan in four seasons room
- Ceiling fan rough in to great room
- Dishwasher and built-in microwave
- First floor laundry with spacious under-stair storage closet
- Framing 16-inch on center and roof trusses 24-inch on center
- 3/4-inch tongue and groove sub-floor glued and nailed (2nd floor)
- Satin nickel hardware on interior and exterior doors
- R-30 Attic insulation
- 42" Antique Pearl raised panel cabinets with crown molding and wood toe kicks
- 8" Deep stainless steel kitchen sink
- Antique Pearl trim and 6-panel interior doors and stained stair railing and caps
- 12" x 12" Ceramic tile at front door entry
- 220V Gas and electric hook-up for range
- 220V Electric hook up for dryer
- Gas furnace, water heater and fireplace
- Garage pre-wired for garage door opener
- Drywalled garage
- Upgraded Satin nickel light and plumbing fixtures
- Obscure glass shower door in master bath
- Large walk-in storage room over garage (per plan)
- Phone jacks in kitchen, bedrooms, loft and unfinished storage space
- Cable jacks in great room, four seasons room, bedrooms and storage space
- Ice maker line
- Hose bib in garage
- Cultured marble vanity tops in all baths

- Exterior building maintenance including grass mowing, landscaping, mulching, painting & snow removal
- Maintenance and operation of Community Building
- Professional management services
- Driveway repair and maintenance
- Fire and hazard insurance
- Reserves for future repair and replacement
- Common area lighting
- Water and sewer utilities

Because we are constantly improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specification, architectural details and designs without notice.

