

SPECIFICATIONS

Carib Wind

INTERIOR

MILLWORK

A. Cabinets:

1. Kitchen: Elegantly crafted cabinets in a contemporary style, featuring stained mahogany with custom v-grooved recessed panel cabinet doors, adjustable shelving in upper and base cabinets, pull-out drawers and shelves in base cabinets all centered on a 9 foot long island. Base cabinets approx. 36" tall, upper cabinets approx. 42" tall.
2. Bathrooms: Custom crafted base cabinets in a transitional style and Zen modern style, featuring stained mahogany base cabinets all with custom door profiles and hardware. Base cabinet approx. 32" tall
3. Linen Cabinet: Designer detailed, Asian influenced custom built-in storage, featured in stained mahogany wood with bronze finished wire mesh cabinet door panels, adjustable shelving in upper and pull-out drawers in base
4. Laundry Room: Designer selected laminate flat front door panel cabinets and adjustable shelves with a coordinated laminate countertop.

B. Closet Shelving:

1. Coat Closet: Complete with a wood shelf with single chrome plated metal rod below.
2. Master 'His & Hers' Closets: Designer selected laminate finish, adjustable shelves; single and double hanging with chrome plated metal rods, one set of drawers, and one adjustable shelving area for shoes and sweaters.
3. Secondary Closets: Designer selected laminate finish, adjustable shelves, single and double hanging with chrome plated metal rods.
4. Laundry Room: Designer selected laminate finish door panel cabinets and adjustable shelves with a coordinated laminate countertop.

C. Interior Baseboards & Door Casing:

1. Baseboards: Painted wood, 2-piece, 7 1/4" high contemporary wood base with accenting shoe moulding.
2. Door Casings: Painted wood, 2-piece, 4" wide casing with backband.

D. Crown Moulding:

1. Designer selected high-grade crown detail for all Hall Areas, Great Room, Kitchen, Office and Master Bedroom.

STONE & TILE

A. Countertops:

1. Kitchen: Polished Brown Eyes 1-1/4" thick granite slab with a detailed edge profile and designer coordinated mosaic tile backsplash.
2. Powder Room: Polished Brown Eyes 1-1/4" thick granite slab with a 2-1/2" square edge and 4" high, 3/4" polished granite backsplash.
3. Master Ensuite: Polished Brown Eyes 1-1/4" thick granite slab with a detailed edge profile and a unique 1"x1" glass mosaic full height accent wall as a backsplash.
4. Secondary Ensuites: 3/4" polished Ceasarstone slab with 1 1/2" square edge and 4" high, 3/4" polished Ceasarstone backsplash.
5. Laundry: Plastic laminate counter with a designer selected glass tile, brick laid backsplash.

B. Tile Flooring:

1. Entry, Stair Hall and Great Room: 18" x 18" honed limestone, staggered set in a 9" x 18" accenting limestone, straight set outer border, with three 18" x 18" custom mosaic panels in entry hall.
2. Upper Stair Hall, Kitchen, Office, Master Bedroom, Guest Bedroom and Secondary Bedrooms: 18" x 18" honed limestone, staggered set
3. Powder Room: 18" x 18" honed limestone, staggered set, with a custom 4" high stone & glass mosaic base detail.
4. Side Hall & Laundry: 19" x 19" porcelain tile, staggered set, with a 4" high cut tile base.
5. Master Ensuite: 12" x 24" honed limestones, staggered set, with 48" high 12" x 24" honed limestone, on walls in a brick lay pattern.
6. Bedroom No.1 Ensuite: 9" x 18" honed limestone, straight set, with 4" high stone tile base
7. Secondary Bedroom Ensuites: 18" x 18" honed limestone, stagger set, with 4" high stone tile base.
8. Guest Bathroom: 18" x 18" honed limestone, stagger set, with 4" high stone tile base.
9. Storage Room & Mechanical Room: 13" x 13" porcelain tile, straight set with a 4" high cut tile base.

C. Shower Enclosure:

1. Master Shower:
Walls, Seat & Ceiling: 1" x 1" unique glass mosaic tile.

Floor: 4" x 4" honed limestone, straight set.

2. Guest Bathroom:

Walls & Ceiling: 4" x 8" ceramic tile, brick laid

Floor & Seat: 5/8" x 5/8" tumbled mosaic limestone, straight set.

D. Bathtubs:

1. Master Ensuite:

Bathtub Deck: 16" x 24" honed limestone tile.

Bathtub Skirt and Surround: 12" x 24" honed limestone, brick laid to 2'-0" above tub deck.

2. Bedroom No.1 Ensuite:

Tub Skirt & Ledge: 9" x 18" honed limestone, vertically stacked setting.

Surround: Full height, 9" x 18" honed limestone, centered on a 27" x 36" glass mosaic panel and two, 9" x 36" high panels.

3. Secondary Ensuities:

Tub Skirt & Ledge: 18" x 18" honed limestone, straight set to match floor.

Surround: Full height 4" x 8" ceramic tile, horizontally stacked setting, with two 9" x 36" high glass mosaic panels.

WINDOWS & DOORS

A. Entry Doors: White UPVC door & frame, steel reinforced, hurricane rated with double pane low-e coated insulated glass.

B. Exterior Doors: White UPVC, steel reinforced, hurricane rated with double pane low-e coated insulated glass.

C. Windows: White UPVC, steel reinforced, hurricane rated with double pane low-e coated insulated glass.

D. Interior Doors: 7'-6" tall, 1 3/4" thick, recessed two panel, paint grade doors, with custom true louvered bottom panels on closet doors

E. Interior Door Hardware: Solid brass with brushed nickel finish, knob handles, with privacy sets at all bathrooms.

APPLIANCES

A. Kitchen:

1. Refrigerator: Kitchen Aid Architect II Series, 36" KSCS25FVMS, stainless steel finish.

2. Range: Kitchen Aid Professional Series, KDRP467KSS, stainless steel finish.

3. Range Hood Fan: Kitchen Aid Architect II Series, KWCU360JSS, stainless steel finish.

4. Microwave: Kitchen Aid Architect II Series, KCMS1555S stainless steel finish.

5. Microwave Trim Kit: Kitchen Aid Architect II Series, MK1157XPT stainless steel finish.

6. Dishwasher: Kitchen Aid Architect II Series, 24" KUDSO3FTSS stainless steel finish.

B. Laundry: Appliances:

1. Washer: White Whirlpool WFW86HEBW, steam front loading series.

2. Dryer: White Whirlpool WED86HEBW, steam front loading series.

PLUMBING

A. All plumbing fixtures are Polished Chrome unless noted otherwise.

1. Toilets: TOTO 'Aquia II' CST416M-01, two piece, dual-flush with push button flush.

2. Kitchen: Kohler 'Undertone' K-3351 stainless steel, undermount, double basin with, Kohler 'Torq' K-6126-4-CP

faucet with side spray.

3. Laundry Room: Kohler 'Ballad' K-3206-3 stainless steel, utility sink with Kohler 'Forte' K-10413-CP faucet.

4. Powder Room: one Kohler 'Memoirs' K-2339-0 undermount basin with Kohler 'Purist' K-14406-3-CP faucet.

5. Typical Bedroom Ensuite: Vanity - Kohler 'Memoirs' K-2339-0 undermount basin with Kohler 'Purist' K-14406-3-CP faucet with cross handles; Tub - 'Archer' K-1125-0, 6'-0" with Kohler 'Purist' K-T14420-3-CP shower faucet with cross handle and push button diverter.

6. Guest Ensuite Bathroom: Vanity - Kohler 'Memoirs' K-2339-0 undermount basin with Kohler 'Purist' K-14406-3-CP faucet with cross handles; Shower - Kohler 'Purist' K-T14420-3-CP shower faucet with cross handle and push button diverter.

7. Master Ensuite: Vanity - two Kohler 'Memoirs' K-2339-0 undermount basins with Kohler 'Purist' K-14406-3-CP faucets; Tub - Kohler 'Underscore' K-1174-GCR, 6'-0" Bubbelmassage with Chromatherapy bathtub; with Kohler 'Purist' K-T14428-3-CP bathtub faucet with separate hand shower; Master W/C - TOTO 'Pacifica' bidet BT904A.

8. Master Shower: Kohler 'Purist' K-T14423-3-CP shower faucet control with Kohler 'Purist' K-T14491-3-CP transfer valve; Grohe 28373 'Rainshower' head with Grohe 28492 'Rainshower' arm, Kohler K-9069-CP slide bar with Kohler 'Stillness' K-973-CP hand shower

ELECTRICAL

A. Light Fixtures:

1. Junction boxes and switches are provided for all purchasers supplied interior ceiling and wall surface mounted light fixtures.

2. Junction boxes and switches are provided for all purchasers supplied Ceiling Fans.

3. Recessed lighting provided in Hallways, Kitchen, Bathrooms, Great Room, and Bedrooms as per electrical layout plan.

4. Kitchen countertop fluorescent lighting.

5. Surface mounted fluorescent fixtures are provided in Mechanical Room, Storage Room and Garage.

6. Junction boxes and switches are provided for all purchasers supplied exterior wall & ceiling mounted fixtures.

B. Communications:

1. Voice & Data cabling provided in all Bedrooms, Office, Great Room, and Kitchen.

2. TV outlets in all Bedrooms, Office, Great Room and Kitchen with access to cable.

C. Fire Protection Systems:

1. Smoke alarms are provided.

D. Switches, outlets:

1. Decora styled white throughout.

2. Lutron Diva series localized dimmers as per electrical.

3. Front entry hardwired door bell provided.

E. Electrical Service:

1. 200 AMP - 3Phase with main distribution panel in garage.

SPECIALITIES

A. Shower enclosures: Tempered clear glass in frameless design with polished chrome hardware.

B. Bathroom accessories:

Situated in the exclusive community of Ocean Club Estates on Paradise Island in the Bahamas, this luxury home features modern living space with private membership privileges.

1. Powder Bath: One polished chrome Kohler 'Purist' K-14444-CP toilet tissue holder and one Kohler 'Purist' K-14437-CP towel bar.
2. Master Ensuite: One polished chrome Kohler 'Purist' K-14444-CP toilet tissue holder, one Kohler 'Purist' K-14437-CP towel bar, two Kohler 'Purist' K-14443-CP robe hooks and one Kohler 'Purist' K-14441-CP towel ring.
3. Secondary Baths: One polished chrome Kohler 'Purist' K-14444-CP toilet tissue holder, one Kohler 'Purist' K-14437-CP towel bar and two Kohler 'Purist' K-14443-CP robe hooks.

C. Mirrors:

1. Powder Room, Master and Secondary Baths: purchasers to provide all vanity mirrors and frames.

EXTERIOR

SWIMMING POOL

- A. 16' x 35' Gunite construction with a Diamond Brite pool interior accented by a tiled waterline and a limestone coping coordinated with pool deck stone.
- B. Propane heated pool.

DRIVEWAY, WALKWAYS & COVERED PORCHES

- A. Pool Deck, Driveway and Walkways: Random pattern tumbled limestone set in a 12" x 24" limestone solid coarse border.
- B. Covered Porches: Random pattern tumbled limestone set in a 12" x 24" limestone solid coarse border.

LANDSCAPING

- A. Front and Rear Yard: Custom designed landscaping with uniquely accenting planting complemented by irrigation reflected in the landscaping design package.
- B. Front Yard: Street lined stucco finished masonry landscape columns; Enclosed garbage area with prefinished aluminum gate.

EXTERIOR WALLS, COLUMNS & RAILINGS

- A. Wall: Three stage, traditionally applied stucco finish over a concrete block back-up wall.
- B. Columns and Mouldings: Detailed extruded stucco mouldings with a textured white finish at all windows and doors; coordinated custom mouldings along the column bases and capitals.
- C. Soffit & Fascia: Detailed brackets and mouldings along underside of the soffit with an incorporated fascia moulding all in a textured white stucco finish.
- D. Exterior Railings: Designer detailed prefinished powder coated aluminum railings.

ROOFING

- A. Main Roof: Sawn Perfection Cedar shingles on all sloped roof surfaces installed over a cedar breather and water/weather shield.
- B. Roof Accessories: Copper flashings, copper step flashings, copper valley flashings, copper starter perimeter strips and coordinated white eavestrough/gutters and downspouts.
- C. Low Slope Roof: Premium 2-Ply Torch-Down Modified Bitumen on a Protecto board base.

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