

H. C. Barrett & Associates, Inc.

**Special Features
Lot 6 Derbyshire
The Primrose Garden Cottage Home**

**3536 SF Heated Living Area (with Full Basement)
1.2 Acre Lakefront Lot
August 3, 2009**

Changes to the Basic Plans

The washer and dryer closet will be eliminated at the Master Suite and the washer and dryer moved to the Mud Room area. The exterior wall of the Powder Bath, Pantry, and Coat Closet will be moved out approximately six (6) feet and the entire area redesigned to accommodate a Laundry, larger Pantry, Powder Bath, Coat drop off with Hooks, Cubbies, and Drawers.

The Master Suite Bathroom area will be redesigned to make use of the area vacated by the washer and dryer closet for a Large Walk/Roll-in Shower. The air tub will be installed in a deck system in lieu of free standing as shown. A water fall fill spout will be used for the tub.

A garden type tub/shower will be used in the Suite Three Bathroom in lieu of the standard unit shown.

Linen Closets will be added in Suites Two and Three.

Rooms-First Floor:

Ten (10) foot Ceiling Height

Heavy Mouldings and Recessed Lighting Throughout

Hardwood flooring with random plank widths to 5" throughout

Entire main level is Handicapped Accessible

Covered Entry

Tongue and groove wood ceiling

Foyer

Faux finished walls



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Gallery

Barrel vaulted tongue and groove wood ceiling
Stone to ceiling on rear wall common with the Veranda
Faux finished walls

Dining Room

Large Trey Ceiling
Wainscot paneling system

Great Room

5.1 Surround Sound and Whole House Audio Speakers
Large wood burning fireplace with gas supply for Gas Logs, Stone chimney, stone surround, backdrop, and mantle, and granite hearth
Large Built-in Bookshelves and Cabinets with granite tops flank the Fireplace
Custom Coffered Ceiling
French doors and window wall leading to rear Outdoor Living Area
Wood Blinds
Ceiling Fan

Gourmet Kitchen

Custom Wood and Glass Cabinetry throughout
Wood Blinds
Whole House Audio Speakers
Granite Counter Tops Throughout
Large Custom Granite topped Wood Island with Gourmet Sink, Garbage disposal, instant hot water dispenser, soap dispenser, Jenn-Air Ultra-Quiet Dishwasher, Jenn-Air warming Drawer, Raised Bar with seating
Second Double Stainless Steel Sink with faucet wand, disposal, and soap Dispenser
Second Jenn-Air Ultra-Quiet Dishwasher
Second Jenn-Air Warming Drawer
GE Monogram Built-in Microwave
Dual Fuel Down Draft Range with convection/conventional oven, Limestone tile back drop with Cultured Stone Columns and Arch, pot filler faucet
Sub Zero Refrigerator/Freezer with ice and water
GE Monogram Wine Cooler
Kitchen Aid Ice Maker



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Pantry

Custom Brick paver flooring
Large Walk in Pantry with Custom Wood/Glass Door and Custom
Storage System
Charging area for mobile phones and tech devices

Mud Room

Custom Brick paver flooring
Drop off and Dressing area with Coat Hooks, Cubbies, and Drawers
Bead Board Wainscot

Laundry

Custom Brick paver flooring
Custom Wood Cabinetry with Granite Tops
Clothes Hanging Area
Prewired for Whole House Audio Speakers
Bead Board Wainscot

Powder Bath

Custom Brick paver flooring
Custom Ceramic Floor
Vanity with Granite Top and Vessel Sink
Bead Board Wainscot

Large First Floor Master Suite

Whole House Audio Speakers
Trey Ceiling and indirect lighting
Ceiling Fan
French doors leading to the rear Veranda Outdoor Living Area and to the Gallery
Plantation Wood Shutters
Architectural Lighting

Master Suite Bathroom

Custom Ceramic flooring
His and Hers Custom Vanity Cabinetry, Granite Tops, and Architectural Lighting



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Full Custom Ceramic tiled Walk/Roll-In Shower with Ceramic seat and recessed shelving, Grohe Shower System: Main Shower Head, Handheld Shower Wand, and Rain Head, all separately controlled. Recessed Lighting in shower.

Private Toilet with telephone, Custom Ceramic flooring
Air tub in raised ceramic surround
TV behind mirror
Plantation Wood Shutters

Master Suite Wardrobe

Large Walk-In Closet with full Custom Closet Systems
Luggage/packing area

Rooms-Second Floor:

Nine (9) foot ceiling height

Heavy Mouldings Throughout

Whole House Audio Speakers in Hallway

Large Stairway and Hall makes moving furniture simple
Bead Board Wainscot
Wide doors (36") at Bedrooms for easy furniture access

Two (2) Large Bedrooms

Hardwood flooring with random plank widths to 5" throughout
Linen Closets with Custom Shelving
Ceiling Fans

Suite Two Private Bathroom

Prewired for Whole House Audio Speakers
Ceramic tile floor
Custom wood cabinetry and granite tops
Walk-In Shower with full ceramic tile surround



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Suite Two Closet

Large Walk-In Closet with full Custom Closet System

Suite Three Private Bathroom

Prewired for Whole House Audio Speakers
Ceramic tile floor
Custom wood cabinetry and granite tops
Garden Tub and Shower with full ceramic tile surround

Suite Three Closet

Large Walk-In Closet with full Custom Closet System

Structure & Exterior:

Crawl Space with powered ventilation, slag screenings over full vapor barrier over earth, steel access door system with heavy duty lock

Stone and Hardcoat Portland Cement stucco system designed and installed in accordance with the latest North Carolina Building Code, with all trim, frieze, boxing, and soffits in maintenance free materials

5/8" plywood Roof Sheathing, not OSB

1/2" plywood Wall Sheathing, not OSB.

Authentic Slate roof shingle system over 30# felt

Copper roofing on dormers and rear Veranda Outdoor Living Area

Copper valleys and flashings

Custom Architectural Copper Chimney Pots

Copper half round guttering system with downspouts and decorative leader heads as shown



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All Aluminum clad casement windows and door systems have multi-point locking systems and Insulated Low E glass, Stain Grade wood interiors

Custom Mahogany Front Entry Door

Solid Wood 8 ft. interior doors on Main Level with 6'-8" doors on Second Level

TJI joist floor systems throughout with ¾" Advantec tongue and groove sub-flooring, glued and screwed

Christmas lighting circuits and outlets in soffits and porch ceilings with in-wall timers and switches make the Holidays a breeze.

Gas lantern at Front Entry controlled by electronic ignition. That means no gas usage unless you turn the lantern on.

Low Voltage Driveway and walkway lighting

Two lane front entry drive leading from the main road to the Front Courtyard and Garage, with stone pavers and pea gravel paving

Front Courtyard

Large front welcoming area with stone pavers, surrounded by stone walls and English Garden, connected to the front entry drive by a stone paver walk way

Rear Veranda Outdoor Living Area

Large Outdoor Living Area complete with ceiling fans, recessed lighting, and Whole House Audio Speakers.

Large wood burning fireplace with gas supply for Gas Logs, stone surround, backdrop, mantle, and hearth

Stone or Brick Paver patio accessed from Great Room, Master Bedroom, and Gallery

Large Jenn-Air stainless steel grill

Built-in Stainless Steel refrigerator and Stainless Steel double sink with wand faucet and soap dispenser



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Optional Conservatory (Included in Base Price)

Large glassed room accessible from the Great Room, just right for that quiet place to get away, read a book, or just enjoy the grandeur of the lake

Oversized Two (2) Car Garage

Prewired for Whole House Audio Speakers
Floor drains to exterior
Fully Decked Attic Storage with 3/4" tongue and groove Advantech Plywood
30" wide pull down stair system
Powered Exhaust Fan

Garden Storage

Large room for storage of lawn and garden equipment with plenty of room for potting supplies for the avid gardener
Large rear stone or brick paver potting area

Mechanical & Electrical:

Emergency Stand-By Natural Gas Backup Automatic Transfer Generator System
runs all essentials in the event of a power outage

Whole House Surge Protection System including Telephone and Cable

Copper water lines throughout

Copper wiring throughout

Hot water circulating loop system with 80 gallon quick recovery High Efficiency gas fired water heater

Automatic Closet Lighting throughout house

Whole house water filtration system

Coffee machine for Kitchen with water line and drain



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Full lawn irrigation system on separate meter with backflow device-no sewer charges

Two (2) High Efficiency Gas Furnace and Electric Air Conditioning systems for Main Level complete with a State of the Art Electronic Ultra Violet Light Air Filter System and programmable thermostats

High Efficiency Gas Furnace and Electric Air Conditioning system for the Second Level with PMAC air filter on the unit and programmable thermostat

All Duct work shall be rigid metal in all locations with the exception that flex type run outs not more than 8 ft. in length may be used for final connection to the registers. Flex duct shall have a liner. This eliminates crushed ducts and will ensure maximum air flow according to the mechanical design

Monitored Security Alarm System

Decora switches throughout

Whole house audio and video with universal remote control and Exterior speakers at rear Veranda Outdoor Living Area, Covered Front Entry, and Potting area

Wireless/Wired DSL service

Whole House Central Vacuum system, including Garage, Basement, and Attic, with toe kick inlets in Kitchen and all Bathrooms

Full Unfinished Basement (1,173 SF of Living Area)

Can be used for additional Bedrooms, Wet Bar, Game/Theater Room, additional Storage, and Mechanical Equipment

The rear wall of the Basement will face the Lake and will be a "walk out" condition with Full Glass Walls and French Doors leading to a stone paver Viewing Terrace that runs the full width of the house.



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The Viewing Terrace will have a Stone Fire Pit with a gas log lighter. A semi-circular Stone Seating Wall will surround the Fire Pit.

The Basement will also be served by another exit door leading to a set of concrete steps with reinforced concrete stair walls from the Basement level to grade level stoop.

The Basement Area below the Front Entry Stoop, Covered Entry, and Foyer shown on the First Floor Plan will be used as a "Safe Room. The Safe Room will be protected with a reinforced concrete slab "roof" and reinforced concrete walls. The room will be accessed from the Basement through a 3070 door steel door unit, complete with heavy duty mortised lockset.

A wrought iron railing system will run the full length of the rear Covered Veranda. An exterior spiral steel stairs with wrought iron railings will lead from the Covered Veranda at the Main Level to the Viewing Terrace at the Basement level.

The Interior of the Unfinished Basement will be left open, but provided with roughed in Plumbing, HVAC, and Electrical services for Future Finish Out Areas such as the Stair, Safe Room, One (1) Bathroom with commode, lavatory, and shower (fixtures not included), Wet Bar with sink, refrigerator, freezer, disposal, wine cooler, ice maker, and microwave (appliances not included), Two (2) Bedrooms, Game/Theater Room with flat screen TV and 7/1 surround sound (flat screen and sound system not included), and a Mechanical Equipment and Storage Room.

The Coat Closet that is shown in the Gallery will be moved to the other end of the Gallery and placed in the section of wall that is common to the Master Suite Wardrobe and Gallery.

A door unit will be added in the Gallery wall at the original Coat Closet location to serve a stair that will lead to the Basement. The Stair leading to the Basement will be placed under the stair serving the Second Floor.

