



WATERVIEW CONDOMINIUMS

Included Features

STRUCTURAL AND ENERGY SAVING FEATURES

- Durable and attractive James Hardi fiber and cement siding, shake and trim (per plan).
- Flat, modified membrane TPO roofing system.
- Sheetrock walls are attached to studs with screws.
- Buildings are framed and constructed in accordance with Coastal Carolina building codes.
- 80 Gal. quick-recovery hot water heaters.
- Windows are Certainteed, double-hung, Low-E , PVC, high wind resistant.
- Large, 9ft. 4in. sliding glass doors.

EXTERIOR FEATURES

- Covered balconies and common walkways protect residents and entrances from the elements.
- Finished garages with automatic door openers for convenient access.
- Abundantly thriving landscaping, irrigated by a timed under-ground sprinkler system.

INTERIOR FEATURES

- Clean lines defined by smoothly finished ceilings, which are 9ft. on kitchen and living levels and 8ft. on bedroom levels.
- Extensive recessed can lighting throughout residences (per plan).
- Lighted ceiling fans in living room and all bedrooms provide additional lighting and comfort.
- Three step crown molding is featured in living areas and stairwell; two step is featured in master bedroom and one step in secondary bedrooms and master bath.
- Colonial style 8in. capped base boards are found in living areas and all bedrooms.
- Colonial style solid interior doors with Quickset door hardware are installed for enhanced appearance and privacy.
- Regal hardwood floors extend through foyer, living areas and kitchen.
- Wall to wall carpeting in the bedrooms contribute to comfort and quiet.
- California Closet systems organize all closets and pantry.
- Decorative lighting packages illuminate all areas.

LUXURIOUS MASTER BATHS

- Handsomely rich granite vanity tops.
- Stylish Kohler porcelain fixtures.
- Moen oil rubbed bronze faucets and trims, with designer accessories to match.
- Oversized tile showers with dual shower heads and glass enclosures, or corner jetted tubs and separate tile showers (per plan).
- Ceramic tile floors and attractive ceramic tile wainscot.
- Large beveled-edge mirrors over vanities are well-lit with designer light fixtures.
- Vanity cabinets will match kitchen cabinets.

SECONDARY BATHS

- Handsomely rich granite vanity tops or pedestal sinks in powder rooms.
- Stylish Kohler porcelain fixtures.
- Moen oil rubbed bronze faucets and trims, with designer accessories to match.
- Ceramic tiled showers or shower/tub combos with tile surround (per plan). Separate showers will include glass surround door. All ceramic tile surrounds extend to ceiling.
- Ceramic tile floors and attractive ceramic tile wainscot.

DELUXE KITCHEN

- Elegant kitchen cabinets custom made by Custom Craft Kitchens of Connecticut.
- Sleek granite countertops.
- Tumbled marble backsplashes from counter to cabinet.
- Under-mounted stainless steel kitchen sinks with satin nickel fixtures and vegetable sprayer.
- Refined stainless steel GE refrigerators (with ice and water in door), glass cook-tops, double ovens, microwaves and dishwashers.

ELECTRICAL FEATURES

- Residences are equipped with pre-wiring for Smart House systems.
- 13 Seer heat pumps provide efficient heating and air.

SAFETY FEATURES

- Deadbolt locks on exterior doors.
- Full sprinkler system throughout buildings interiors and exteriors, as well as smoke detectors within residences.
- All utilities are buried underground for aesthetic and protective purposes.

COMMUNITY FEATURES

- Gated community for added security and privacy.
- Outdoor lighting for improved visibility.
- Convenient and secure cluster mailboxes.
- Side-walked paths for pedestrian traffic.
- Heated swimming pool with bath cabana.
- Building exteriors, grounds and pool area maintained by the HOA.
- A two-minute walk to the beach.