



BAY HILL

Included Features

For Lots 118, 119, 121, 127 & 128

Interior Amenities

- *Partial Spindle Railing*
- *Tile Entry*
- *Spacious Walk-in Closets*
- *White painted millwork & 6 panel doors*
- *Brushed Nickel Door Hardware, Cabinets Knobs, & Lighting Fixtures*
- *Gas Fireplace w/tile surround & white painted mantle*
- *Wood wrapped windows on main floor*
- *3 phone jacks, 3 cable jacks*
- *Rounded sheetrock corners on main floor & hallway on upper floor*
- *Rocker electrical switches*
- *Washable satin finish paint throughout*
- *High Grade Carpet & Easy-care Vinyl Floor*
- *Utility Sink in Laundry Rm (specific plans)*
- *Crown Molding in select rooms*
- *Chair Rail & Shadow Boxing in select living areas*
- *Coffered ceiling in select rooms*
- *Vaulted/Raised ceilings in specific rooms*
- *Private 5 piece master bath with relaxing soaking tub & separate shower enclosure*
- *Approx 4" Tile backsplash in Master Bath & Powder Room*

Gourmet Kitchens

- *Custom Designed Maple Cabinets w/ European Hinges*
- *Tile counters w/wood self edge*
- *Approx 4" tile backsplash*
- *Spacious Pantry*
- *Recessed Can Lighting*
- *Refrigerator nook plumbed for ice maker*

Cont...

- *Amana Appliances ~ dishwasher, microwave, & range*
- *Garbage Disposal*
- *White self-rimming porcelain sink with white & chrome faucet*

Exterior Features

- *Exposed Aggregate Concrete*
- *Shutters on front elevation (most plans)*
- *Front & rear landscaping w/sprinkler system*
- *Hose bibs on front & rear of home*
- *Hardi-Plank siding*
- *Stone/Brick accent on front elevation*
- *Pre-wired for garage door opener*
- *Insulated Garage Door*
- *Freezer plug in garage*
- *120 sq ft rear patio*
- *Screens on all opening windows*
- *Six Panel Front Door w/kickplate*
- *Exterior waterproof electrical outlet in front & rear of home*

Superior Construction & Service

- *Access to Sterling Master Homes Design Center & personal Design Consultant*
- *Home Buyers 2-10 Warranty*
- *2x6 Construction / Walls 16" on Center*
- *R-38 Ceiling, R-30 Floor, & R-21 wall insulation*
- *Architectural 30 year roof*
- *Foundation with crawl space*
- *Gas Furnace & 40 Gallon Hot Water Tank*
- *Energy Efficient Vinyl Windows w/Grids on Front Elevation*



Buyers Agent: Jim Sagona 360-951-9995
Listing Agent: Doug Walker 253-370-1690

Visit our website at www.newhomesforyou.com
Prices, plans, & specifications are subject to change without notice 4/4/2008.

