

PHOENICIAN SERIES - THE MONTEREY



Elevation A



Elevation B*

THE MONTEREY

Three Bedrooms, Three Baths,
Den, Dining Room, Living Room,
Family Room, Two-Car Garage

A/C Living Area 2,501 Sq. Ft.

Total Area 3,471 Sq. Ft.



Seasons
AT PRINCE CREEK WEST

Toll-Free: 866-683-9541 Local: 843-650-6627 www.SeasonsMI.com



Floor plans and elevation renderings are for conceptual use only. Square footage and dimensions are approximate. Features and specifications listed are believed to be accurate at time of printing but are subject to errors, changes, omissions, deletions, availability, prior sales and withdraws, and may change at any time without notice. The developer or its agents reserve the right to substitute materials, appliances or equipment which are substantially equivalent to those mentioned herein or in the brochures, plans and specifications provided. *Elevation B includes upgrade options that are not included with the standard package. Copyright Dock Street Communities 09/11

PHOENICIAN LUXURY FEATURES

HOMEOWNERS ASSOCIATION

- The Grand Clubhouse features a ballroom with stage and dance floor, card rooms, a billiards room, an arts & crafts studio, media room and an education center
- Full-time, on-site Social Director for community clubhouse
- Har-Tru® tennis courts
- A fitness center with aerobics and exercise rooms featuring state-of-the-art equipment
- A spacious outdoor sundeck with pool/spa and a year-round heated indoor pool
- Gated community
- Monitored security alarm in each residence
- Natural-style landscaping within all common areas; lush, grassy areas in right-of-way, open spaces and buffer tracts
- Automatic lawn sprinkler system for all properties, including common areas
- All streets and sidewalks are private
- Lawn maintenance around homes including mowing, edging, fertilizing, pesticide application, and maintenance of irrigation system
- Common area tree trimming and weeding of flowerbeds to maintain community beauty
- Professional management company services
- All required insurance coverage for all common properties
- Basic cable, phone, and internet
- Garbage removal

GOURMET KITCHENS

- GE appliance package
- Self-cleaning electric glass-top range
- Space-saving microwave oven
- 25-cubic-foot, side-by-side refrigerator/freezer with icemaker and filtered water in door panel
- Multi-cycle energy-efficient dishwasher
- Garbage disposal
- Kohler single-lever faucet with sprayer
- Pantry closet with vinyl-coated ventilated shelves
- 42" upper cabinets
- Granite countertops
- Stainless steel 50/50 sink
- Recessed lighting (per plan)

ELEGANT BATHS TO PAMPER YOU

- Oversized tub in master bath (per plan)
- Shower w/glass enclosure in master bath (per plan)
- 8"x 10" ceramic wall tile in master bath shower area (per plan)
- Kohler comfort-height toilets
- His and hers raised-height bath vanities with dropped knee spaces (per plan)
- Elongated water closets throughout
- One-piece fiberglass tub w/surround in second bath
- 42"-high full-width vanity mirrors (per plan)
- Recessed medicine cabinets with beveled glass mirrors (per plan)
- Cultured marble vanity tops in master and guest baths
- Kohler faucets

INTERIOR FEATURES

- Soaring volume ceilings (per plan)
- Carpet in a choice of designer colors (per plan)
- 8'-high entry doors (per plan)
- 6-panel Colonial interior doors (per plan)
- 8'-high interior doors
- Lever door handles
- Smooth-finish ceilings
- Walk-in closets
- Colonial baseboards and casings
- Rocker-style electrical switches
- Colonial bi-hinged doors (per plan)
- Continuous slide closet shelving
- Ceramic tile flooring in kitchens, baths, and laundry room (per plan)
- Laminate flooring in foyer
- Washer and electric dryer hook-ups in laundry room with fitted dryer vent for flush installation
- Utility sink
- Ceiling fans in great room, master bedroom and screened lanai
- Crown molding in formal areas
- 5 1/4" baseboards

HOME SECURITY/SAFETY

- Security system
- Security deadbolt lock on front entry door
- Automatic garage door opener with two remotes
- Smoke detectors (hardwired with battery backup)
- Tempered glass in sliding doors, side lights and shower doors
- Pressure-balanced control valves installed in all showers to protect against scalding

ARCHITECTURAL/CONSTRUCTION FEATURES

- Classic designs in Lowcountry style with contemporary comfort
- Architecturally designed HardiPlank exterior finish per plan elevations
- Sweeping front porches with decorative columns and railings
- Engineer-designed wood-framed construction
- Engineered pre-fabricated roof trusses
- Insulated double-pane windows
- Water-resistant backing in all showers to tile height
- Wood backing in all showers and tubs at required heights for optional grab bars
- R-30 ceiling insulation over living areas
- R-13 insulation in all exterior walls
- Steel-reinforced monolithic foundations and slabs
- Attic stairs in garage
- Large screened lanai
- Pull-down attic stairs in garage with storage
- Finished garage (painted with baseboards)
- Epoxy finish on garage floor

ELECTRICAL SPECIFICATIONS

- 200-amp electrical service
- Category 5 wiring for cutting-edge phone, computer and internet capabilities
- Designer lighting fixture package (per plan)
- Fluorescent lighting fixtures in master bedroom walk-in closet, laundry room and garage
- Designer exterior lighting fixtures
- Energy-efficient 50-gallon gas water heater
- Electric door chime
- Ceiling fan wiring

EXTERIOR FEATURES

- Front covered entry porch and rear screened porch
- Fully sodded and irrigated home sites
- Professionally designed landscape package
- Decorative mailbox and post (per master plan)
- Two garden hose connections (per plan)
- Two weatherproof GFI duplex outlets (per plan)
- City water and sewer system
- 30-year architectural fiberglass shingle roof

HOME WARRANTY & ENERGY SAVING FEATURES

- Natural gas
- One-year workmanship warranty on the entire home
- Two-year warranty on all systems
- Manufacturer's warranty on insulated double pane windows and sliding glass doors throughout
- Extended warranty covering the home against structural defects for 10 years
- Manufacturers' warranties on all appliances
- 13 SEER high-efficiency air-conditioning system with heat pump
- Digital A/C thermostats
- Manufacturer's parts warranty on air-conditioning compressor
- Fiberglass front entry door with perimeter weather stripping
- Termite damage repair bond



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