

Lanco Development Company

The Villa's at Eagleton Ponds

Luxurious Inclusions

Exterior Features:

- Distinguished Full Color Castle Rock
- CertainTEED Fiber Cement Siding
- European Style Hardcoat Stucco
- Chimney King's Seamless Empress Style Chimney Crown
- Architectural Shingles by CertainTEED Landmark
- Custom Distressed Cedar Shutters with Shutter Dogs & Gate Hinges
- Cement Foundation Walls Poured at 9'
- The Federal Group Casement Clad Windows with Internal Grills
- Mediterranean-Country Style Therma Tru 8' Fiberglass Arched Top, Raised Panel, Energy Star Rated, Front Entry Door
- Carriage House Collection, Maintenance Free, Garage Doors with Clear Glass, Spade Hinges and Decorative Handles with Superior Chamberlain Openers and Keyless Entry
- Trex Origins Maintenance Free Decking on both the Sun Deck and Screen Porch with Aluminum Rail and Custom Metal Framed Mesh Screening.
- Concrete 48" Front Entry Sidewalk and Stoop
- Asphalt Driveway
- Walkout and English Basements Per Site Location

Interior Features:

- Superior KraftMaid Cabinetry: Providing a custom look with the widest selection of styles and finishes.
 - *Kitchen:* 42" Upper Cabinets with Crown in your choice of Maple, Hickory, Oak or MDF
 - *Laundry:* 36" Upper Cabinets with Crown in your choice of Maple, Hickory, Oak or MDF
 - *Master and Secondary Baths Vanities:* Kitchen Height in your choice of Maple, Hickory, Oak or MDF

Interior Features Continued:

- *Imagination At Work™* GE Profile Stainless Steel Appliances
 - 30" Electric Oven/Microwave Combination: Super-Large Capacity, TrueTemp™, Self Cleaning Oven. 1.6 Cubic Ft. Microwave with Sensor Cooking Control and Turntable
 - 30" 4 Burner Cooktop, Sealed Burners, Featuring (1) PowerBoil™ Burner, (1) Precise Simmer Burner along with Continuous Dishwasher-Safe Grates
 - Recirculating Exhaust Hood: 30" Convertible 240 CFM, 2-Speed Fan and Halogen Lighting
 - Dishwasher: Giant Tub, Deluxe Capacity, 4-Level BrilliantClean™, Towerless Wash System with 2/4/8 Delay Start
 - Side by Side Refrigerator: CustomStyle External Controls with Actual Temperature Display, TurboCool™, Automatic Icemaker with Water Filtration and In-door Ice & Water Dispenser
- Elegant Granite 3CM Kitchen and Bath Countertops in your choice of eleven standard granites
- Plumbing Fixtures by Renowned Manufactures; Moen, Kohler and Jacuzzi
 - *Kitchen*: Moen Lancelot Stainless Steel Undermount Sink with Moen Extensa Stainless Steel Faucet & Badger ½ hp Disposal
 - *Master Bath*: Jacuzzi Soaking Tub, Kohler Comfort Height Wellworth Toilet, Kohler Farmington Cast Iron Drop-in Sinks and Moen Vestige Brushed Nickel 8" Widespread Lav, Roman Tub and Shower Faucets
 - *Jack & Jill or Private Baths*: Kohler Cast Iron Villager Bathtub, Kohler Comfort Height Wellworth Toilet, Kohler Farmington Cast Iron Drop-in Sinks and Moen Castleby Chrome 4" Lav and Tub/Shower Faucet
 - *Powder Room*: Kohler Bancroft Pedestal Lav and Comfort Height Wellworth Toilet with Moen Kingsley Antique Nickel 4" mini-widespread Lav Faucet
 - *Laundry*: Mustee Durastone Deep Utility Sink with Gerber Chrome Faucet
 - *All*: Ranni On-Demand, High Efficiency Tankless Water Heater and(2) Frost-proof Silcox

➤ *Lower Level:* Rough-in for Future Bath & Wet Bar

Interior Features Continued:

- Imposing 8 Foot 1st Floor Solid Core Doors with your choice of Three Styles: Raised Six-Panel, Raised Two Panel with Arch Top or Bead-Board Two Panel Arch Top all with Semi-Gloss Enamel Painted Finish
- Striking Schlage Satin Nickel Interior & Exterior Door Hardware with Brushed Aluminum Hinges
- Notable Wide Profile Casing & Baseboard with Semi-Gloss Enamel Painted Finish
- Dramatic Tray Ceilings in Breakfast & Master Bdrm with 4-1/4" Crown in Trays. Semi-Gloss Enamel Painted Finish
- Ranch Plan includes Arresting Cathedral Ceiling with Stained Wood Beams in Den
- Prominent Custom Oak Traditional Staircase
- Outstanding Heatilator Brand Steel Fireplace along with Custom Woodstock Style Mantel with Semi-Gloss Enamel Painted Finish and Granite Tile Surround
- Two-Story Plan includes Inspiring Art Niches' in the Foyer
- Splendid Round Bead Arched Openings
- Walk-in Closets with White Wire Closet Shelving
- Quality American Standard 90% High Efficiency Heating and 13 S.E.E.R. Cooling Systems with Aprilaire Programmable Thermostat, Humidifier and Air Filtration Systems
- Energy Efficient Blown-in Blanket Insulation in Exterior Walls
- Recessed Cans in Kitchen, Halls, Bath Rooms and Eyeball Cans at Fireplace per Plan
- Ceiling Fan Openings for Customer Provided Ceiling Fans in Family Room, Master Bedroom and Screen Porch
- Light Fixture and Ceiling Fan Allowance
- Ademco Security System
- Interconnected Smoke and Carbon Monoxide Detectors
- Structured Wiring, Surround Sound System and Audio System Prewire
- Distinguished Carpeting by Shaw Industries and or Mohawk
- Chic Random Width Rustic Hardwood Flooring in your choice of Oak, Cherry, Birch, Walnut, Hickory or Maple
- Exceptional Selection of Ceramic Tile for the Bath Floors and Tub and or Shower Surrounds

- Dazzling Array of Standard Interior Wall Paint Colors

Optional Finished Lower Level Standard Features:

- Recreation Room
 - KraftMaid Cabinetry Wet Bar with Granite Countertop, Moen Stainless Steel Sink & Chrome Faucet.
 - Wide Profile Casing & Baseboard with Semi-Gloss Enamel Painted Finish
 - Schlage Satin Nickel Door Hardware with Brushed Aluminum Hinges
 - Shaw Industries and or Mohawk Carpet
 - Heatilator Direct Vent Fireplace, Custom Woodstock Style Mantel with Semi-Gloss Enamel Painted Finish and Granite Tile Surround.
- Your Choice of Guest Suite *Or* Media Room
 - Wide Profile Casing & Baseboard with Semi-Gloss Enamel Painted Finish
 - Shaw Industries and or Mohawk Carpet
- Full Guest Bath
 - KraftMaid Kitchen Height Vanity
 - Granite Countertops in your choice of eleven granites
 - Kohler Villager Cast Iron Bath, Kohler Wellworth Comfort Height Toilet and Kohler Farmington Cast Iron Drop-in Sinks
 - Moen Castleby Chrome Lav and Tub/Shower Faucet.
 - Ceramic Tile Floor & Tub/Shower Surround
- Unfinished Storage Area

Included with the Villas @ Eagleton Ponds dues

- Sewer and water charges
- Road Maintenance
- Snow removal
- Street lighting and street signs
- Street sweeping
- Landscaping of public roadways, entrances & common areas
- Guardhouse, security, and 24 hour patrol
- Garbage removal and pest control
- Parking area lighting, maintenance, sweeping and striping
- Exterior building maintenance
- Walks and driveways
- Mail boxes
- Liability insurance
- Repair, maintenance and replacement of limited common areas and common elements
- Association costs and managements fees (audit, legal, etc.)
- Pond maintenance
- Outdoor pools and tennis courts

Estimated association dues for the Villas at Eagleton Ponds are based on a projected 2008 budget by the Homeowners Association. The monthly association dues are estimated to be \$459.00 per month.