

193 and 195 Sans Souci

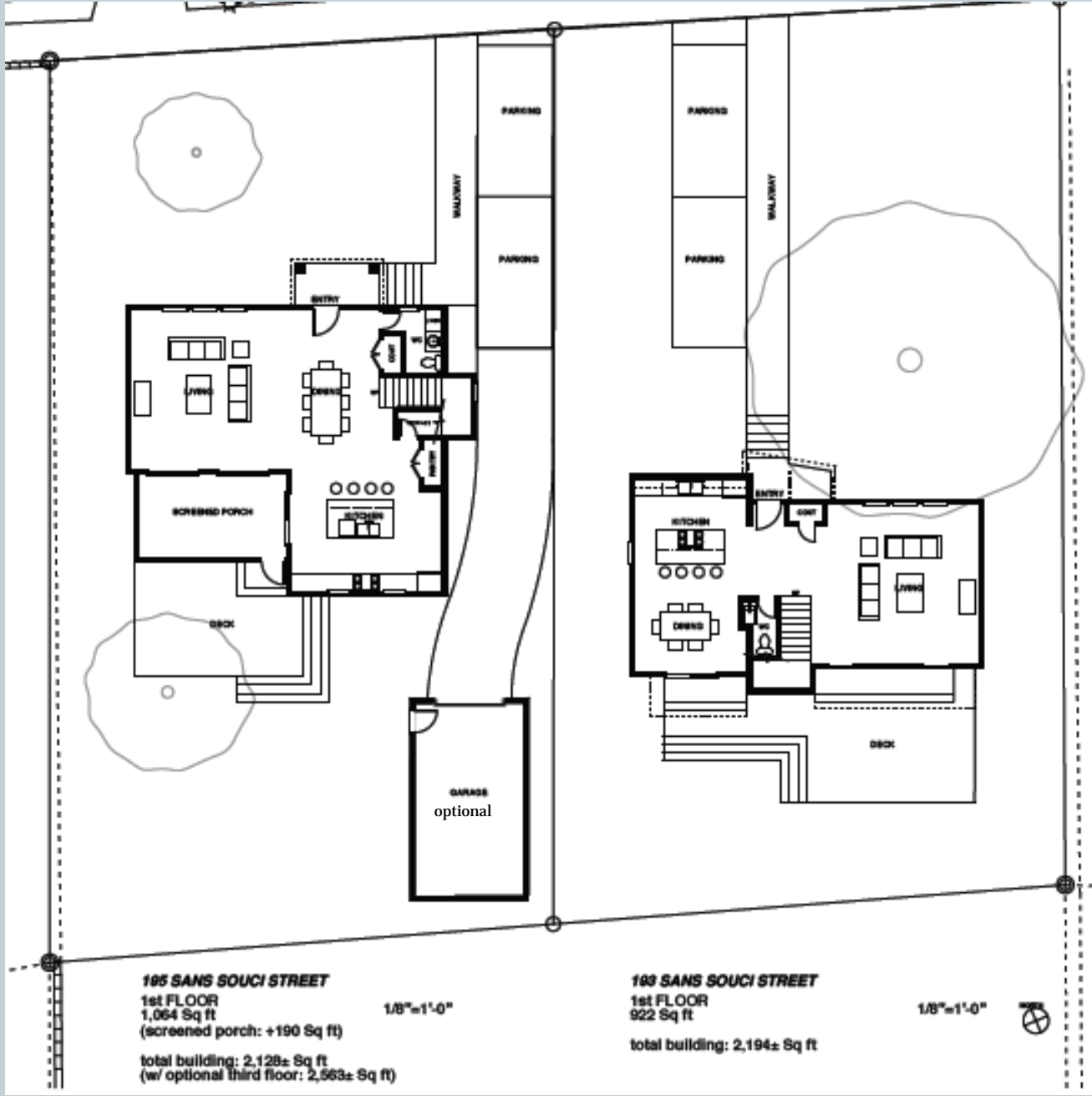
New Construction

Targeted Completion Late Spring 2013



**CONTACT YOUR REALTOR FOR
FURTHER INFORMATION**

Site Plan



193 Sans Souci

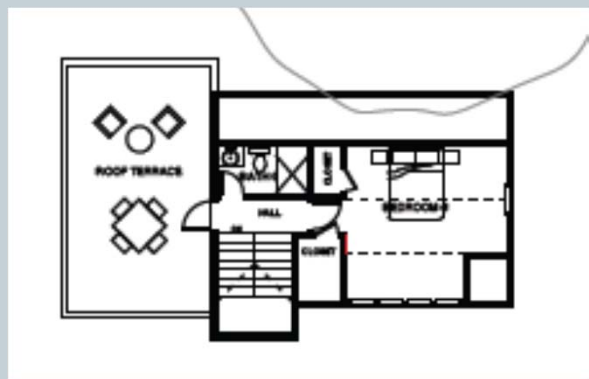
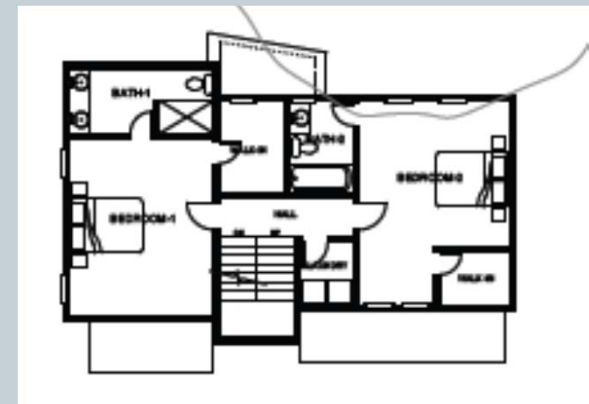
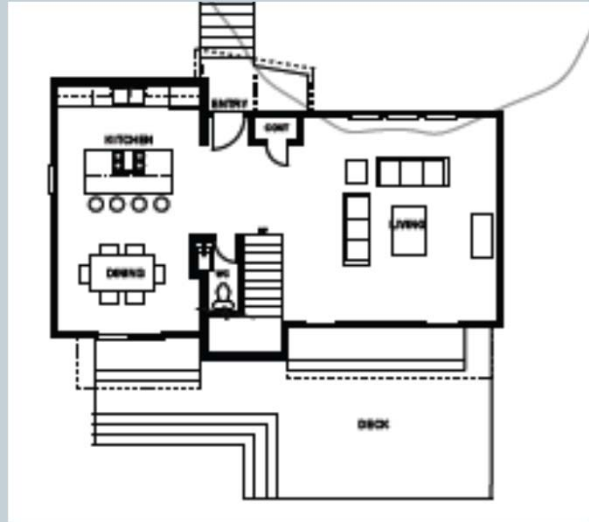


- 2194sf
- 3 bedrooms
- 3 ½ baths
- Decks on first and top floors

193 Sans Souci



- Open flow on first floor
- Spacious second floor bedroom suites
- Superior third floor suite with deck



195 Sans Souci

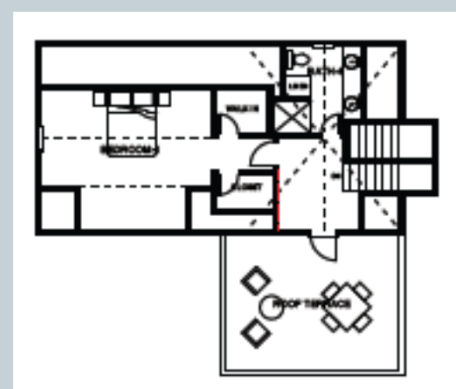
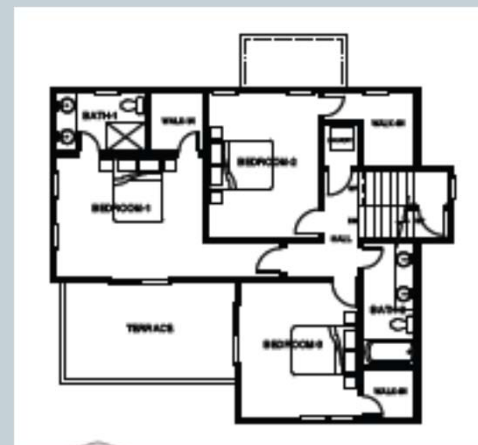
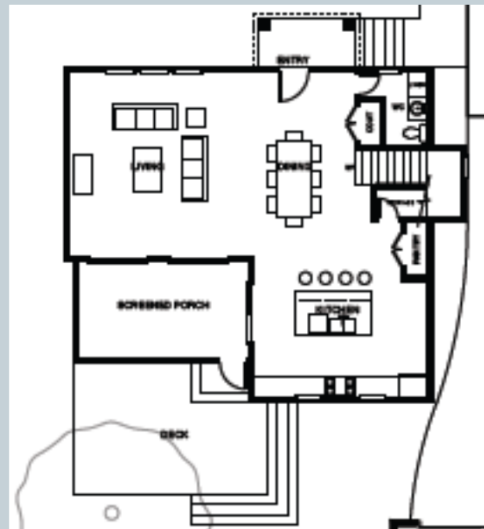


- 2563sf
- 4 bedrooms
- 3 ½ baths
- Screend porch on first floor
- Decks on first, second, and top floors

195 Sans Souci



- Open flow on first floor
- Spacious second floor w/3 bedrooms
- Master with private bath and walk-in closet
- Superior third floor suite with deck



Exterior Detail



- Driveway will be cementitious with rock salt finish (to give aged look)
- Front yard will be sodded grass
- Back yard will be seeded grass
- Buyer will have \$500 plant allowance
- Fencing is at optional upgrade cost

Exterior Colors

- ▶ Hardi Siding, color to be determined
- ▶ White Trim
- ▶ Grey Foundation
- ▶ Charleston Green Doors

Interior Details



- **Interior color – 2 choices for walls**
 - All ceilings white flat
 - All trim white semi-gloss
 - Additional wall colors at \$500 per color fee
- **Flooring**
 - Dark bamboo main areas, stairs
 - Carpet bedrooms
 - Upgrade to all bamboo \$1000/per bedroom
- **Lighting**
 - All bedrooms have white ceiling fans
 - Other lighting TBD

Sample Bamboo Flooring: Commercial Grade, Pre-finish



Interior Detail – Kitchen



- **Cabinets – wood**
 - Color choices are white or dark brown
 - Paint grade
- **Granite – “A” Level**
 - Options include Black Night, Santa Cecilia
 - Upgrades possible with direct cost of upgrade paid at time of selection
- **Stainless Appliances – all electric.**
 - Upgrade to gas at extra fee may be possible
- **Moen Fixtures in Chrome**



Sample Kitchen with white cabinets, black night granite, Moen faucet, bamboo floors



Interior Detail –Appliances



- **Stainless Frigidaire (subject to change based on availability, model changes)**
 - Stove 30” self-cleaning slide-in smooth top
 - Dishwasher EnergyStar rated
 - Refrigerator 26 CU’ Side-by-side w/ice/water
 - Microwave/exhaust over range built-in



Interior Detail – Baths -



- **Cabinets – wood**
 - Color choices are white or dark brown
 - Paint grade
- **Neutral tile (cream) on floors and surround walls**
- **One Tub/One shower enclosure or Two Tubs**
- **Bath Counters Cultured Marble**
 - Upgrade to granite at actual cost
- **Moen Fixtures in Chrome**



Sample bath cabinets with cultured marble top, Moen fixture, tiled shower