

# Hidden Lakes

At The Great Outdoors

Rendering may include options.



*THE*

## Hawthorne III

Two Master Suites, Half bath & Office

Designed & Built by LPA

### STANDARD FEATURES INCLUDE:

#### Structural / Exterior:

- RV Port with arches including complete RV hook-ups
- Covered entry porch
- Two car / golf cart garage
- Screened porch
- Three coat hard coat stucco system over wood frame with premium primer, sealer and paint system
- Dimensional 30 yr fiberglass roof shingles over premium underlayment
- Monolithic slab with fiber mesh concrete.
- Brick pavers driveway and sidewalk (allowance)
- Insulated vinyl framed windows
- Fiberglass exterior swing doors
- Vinyl ceilings and soffit
- Gutters and downspouts
- Car garage door opener

#### HVAC / Electrical / Insulation:

- 200 amp service
- 50 amp RV service
- Progressive light fixture and ceiling fan package in your choice of finishes
- Network connection panel for structured wiring system including: RG-6 quad cable for TV and broadband internet connections; Cat 5e wire for phone/data connections
- High efficiency 12 SEER cooling system with heat strips
- 70 CFM bath exhaust fans vented to outside
- Outside venting for microwave oven
- R-19 insulation in exterior walls of living area
- R-30 insulation in ceilings of living area
- Radiant heat barrier in enclosed area roof attics

#### Kitchen:

- Americast™ sink with lifetime finish in choice of colors
- Your choice of cabinet style and finish in White foil, Tahoe maple cathedral spice, Tahoe maple natural, Tahoe oak square frost, Tahoe oak cathedral natural, and Tahoe oak cathedral honey
- Formica countertops with bevel edge in your choice of color & style
- GE™ microwave, dishwasher and range with ceramic glass cook top

#### Inside Your Home:

- Office
- Two bedrooms
- Two full baths & half bath
- Walk in closet
- Air conditioned laundry room
- Marble window sills
- Painted wood work
- Stain-resistant carpet
- ½" 8lb carpet pad
- 18 x 18 ceramic tile in foyer, laundry, kitchen, and baths
- 40 gallon electric hot water heater
- Six panel Masonite™ interior doors
- Antique brass interior lever door handles
- Drywall ceiling texture: knockdown
- Drywall wall texture: light knockdown in living area, orange peel in baths & kitchens
- Two color paint in living area
- 5 ¼" tall baseboards
- Upgraded Delta plumbing fixtures with choice of finish

#### Master Suite #1:

- Cultured marble vanity top with oval recessed cultured marble sinks
- Enclosed toilet area with elongated white toilet
- Cultured marble corner tub with marble splash
- Tile shower with clear glass pivot door
- Large vanity in your choice of cabinet style & finish (See Kitchen)
- Full length vanity mirror
- Air conditioned walk in closet
- 8x10 bathroom wall tile with listellos in choice of colors
- Linen closet

#### Master Suite #2:

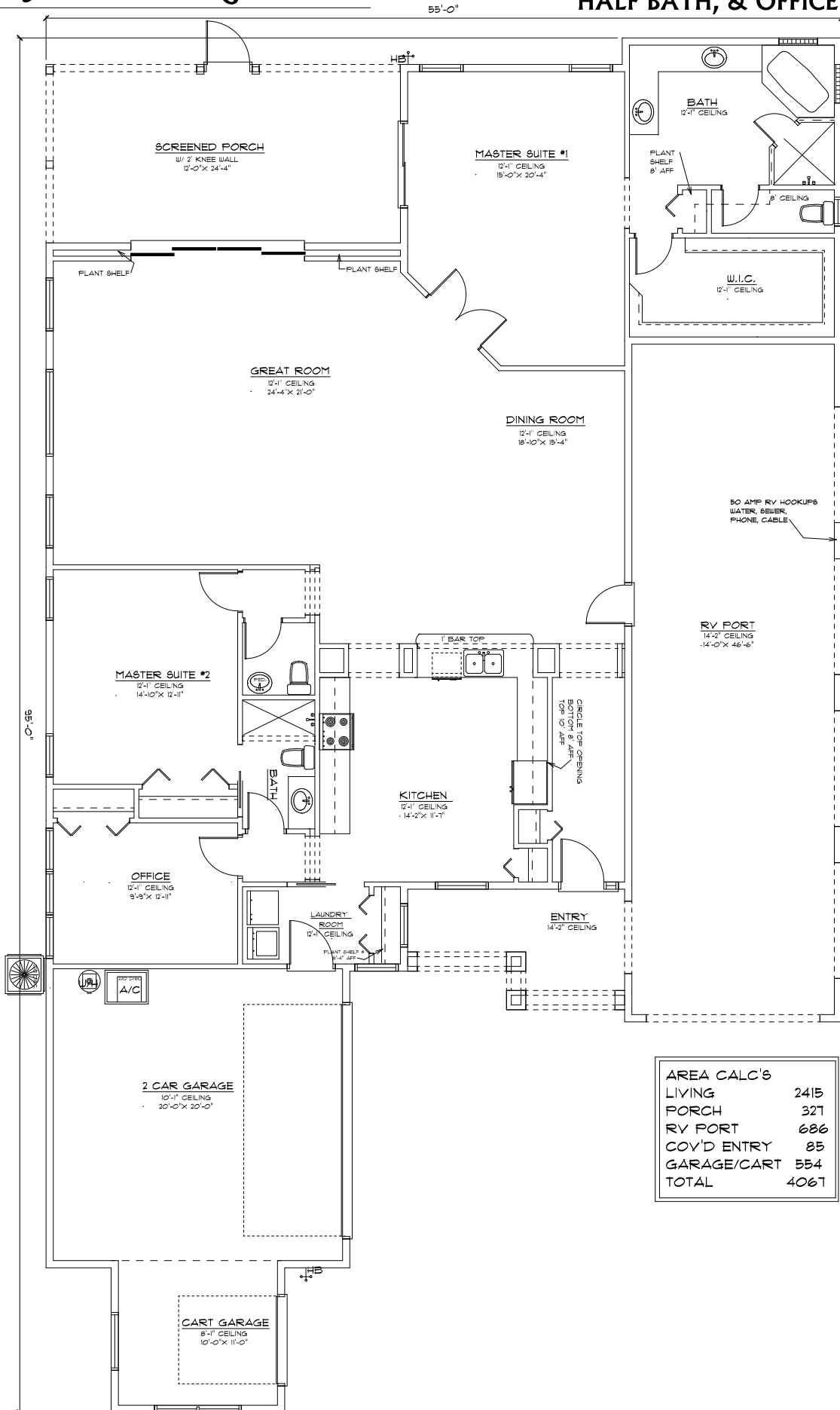
- Cultured marble vanity top with oval recessed cultured marble sink
- Tile Shower
- White elongated toilet
- Vanity in your choice of cabinet style & finish (See Kitchen)
- Full length vanity mirror
- 8x10 bathroom wall tile with listellos in choice of colors

#### Outside Your Home:

- Entire lot covered with St. Augustine sod
- Automatic pop up sprinkler system
- Three exterior electrical outlets
- Two exterior hose bibs
- Landscape package

# THE HAWTHORNE III

## TWO MASTER SUITES, HALF BATH, & OFFICE



AREA CALC'S	
LIVING	2415
PORCH	321
RV PORT	686
COV'D ENTRY	85
GARAGE/CART	554
<b>TOTAL</b>	<b>4061</b>

LPA RESERVES THE RIGHT TO IMPROVE OR REVISE THE DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION. PRICES, FLOOR PLANS, AND BRANDS ARE SUBJECT TO CHANGE WITHOUT NOTICE. DIMENSIONS ARE APPROXIMATE.