



WATERSCAPES
at Owl's Nest

North Lake

NEIGHBORHOOD SITE MAP

**SINGLE FAMILY
RESIDENCES**

**OPEN CONCEPT FLOORPLANS
WITH 3 ~ 4 BEDROOMS**

**1ST FL PRIMARY BEDROOM
OPTIONS**

2 CAR GARAGE

**OUTDOOR SPACES WITH
FAIRWAY, LAKESIDE
AND MOUNTAIN VIEWS**

- Aurelia Jane Classic Homes
- Aurelia Jane Premier Homes
- Alastair Homes
- Horizon Homes
- Alastair or Horizon Homes

Owl's Nest Resort Site Map: NL Zoom Version 112123

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STREAMLINE
COMMUNITIES



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OWL'S NEST
THE WHITE MOUNTAINS

LAKE HAROLD





Home Design © 2023 Art Forms Architecture



The *Aurelia Jane*
Classic

2,340 SF HOME ~ 3 BEDS + 2.5 BATHS ~ 1ST + 2ND FLOOR STUDY
2 CAR GARAGE ~ PORCH, PATIO + COVERED BALCONY



WATERSCAPES

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North Lake Neighborhood



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The *Aurelia Jane*
Classic

2,340 SF

DETACHED HOME

3 BEDS + 2.5 BATHS

1ST + 2ND FLOOR STUDY

2 CAR GARAGE

PORCH, PATIO + COVERED
BALCONY

909 SF UNFINISHED BASEMENT

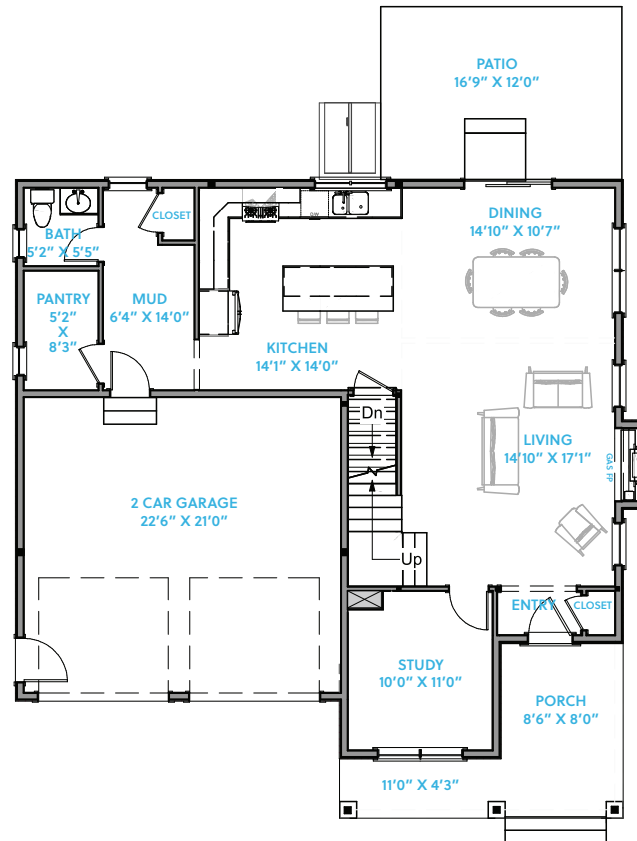
Ask about Finish Options!



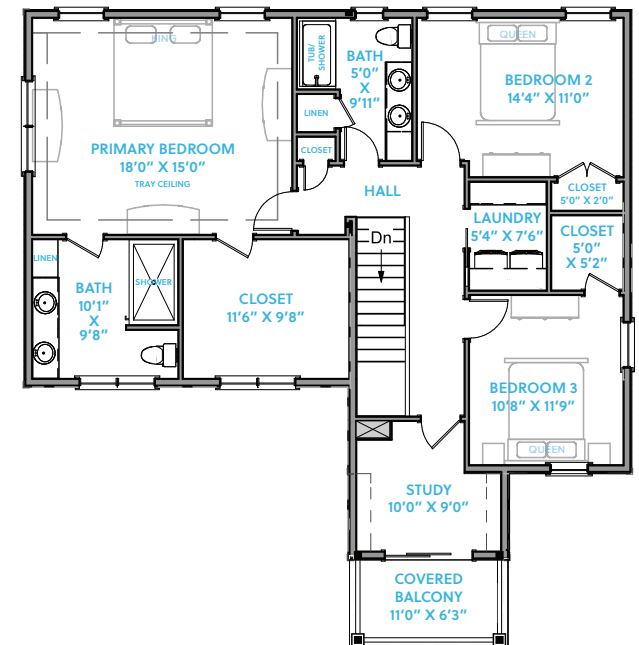
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Aurelia Jane Classic 1377, 124 GL

Home Design © 2023 Art Form Architecture

Aurelia Jane Classic aka Alpenglöw



FIRST FLOOR



SECOND FLOOR

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THE WHITE MOUNTAINS



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The *Aurelia Jane*
Premier

2,631 SF HOME ~ 4 BEDS + 3.5 BATHS ~ 1ST + 2ND FLOOR STUDY
2 CAR GARAGE ~ PORCH, PATIO + 2 COVERED BALCONIES



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The *Aurelia Jane*
Premier

2,631 SF

DETACHED HOME

4 BEDS + 3.5 BATHS

1ST + 2ND FLOOR STUDY

2 CAR GARAGE

PORCH, PATIO +
2 COVERED BALCONIES

1,152 SF UNFINISHED BASEMENT

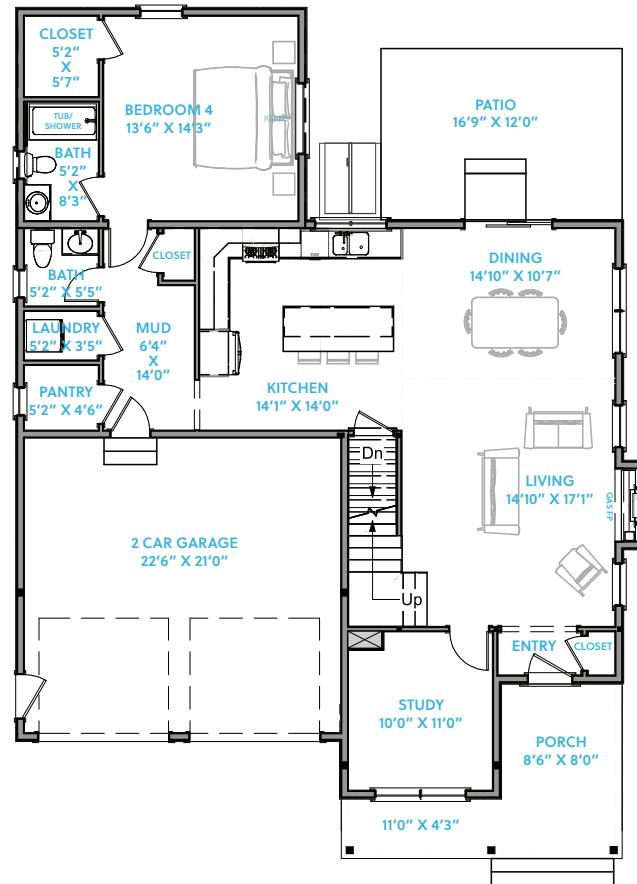
Ask about Finish Options!



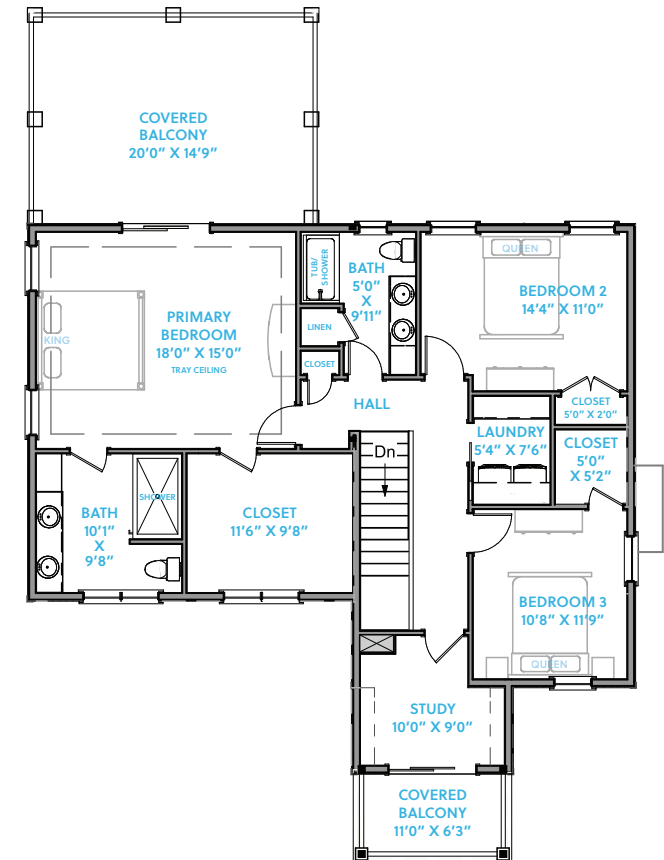
©2021-2023 Art Form Architecture
Aurelia Jane Premier 1077 125 WS GL

Home Design © 2023 Art Form Architecture

Aurelia Jane Premier aka Alpenglöw +



FIRST FLOOR



SECOND FLOOR

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The Alastair

2,342 SF HOME ~ 3 BEDS + 3.5 BATHS ~ LOFT ~ 2 CAR GARAGE
PORCH + DECK



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at Owl's Nest

North Lake Neighborhood



WATERSCAPES

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North Lake Neighborhood

The *Alastair*

2,342 SF

DETACHED HOME

3 BEDS + 3.5 BATHS

LOFT

2 CAR GARAGE

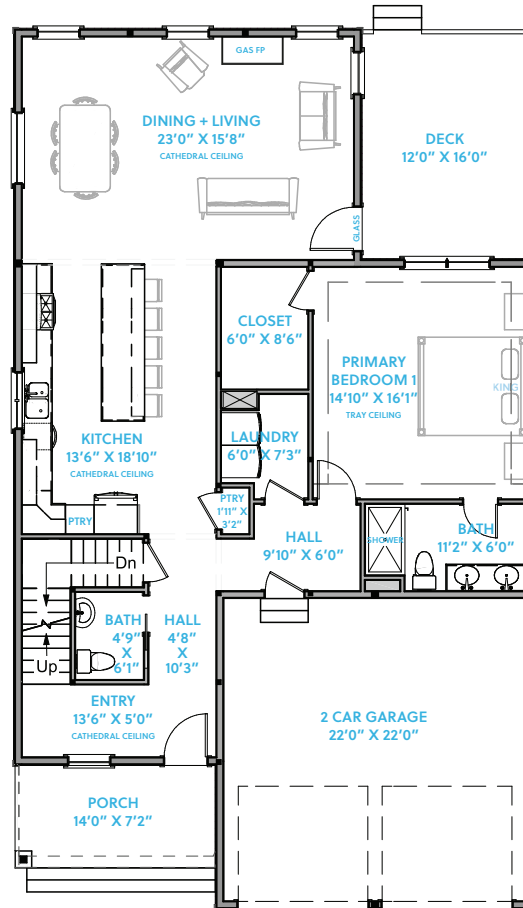
PORCH + DECK

1,163 SF UNFINISHED BASEMENT

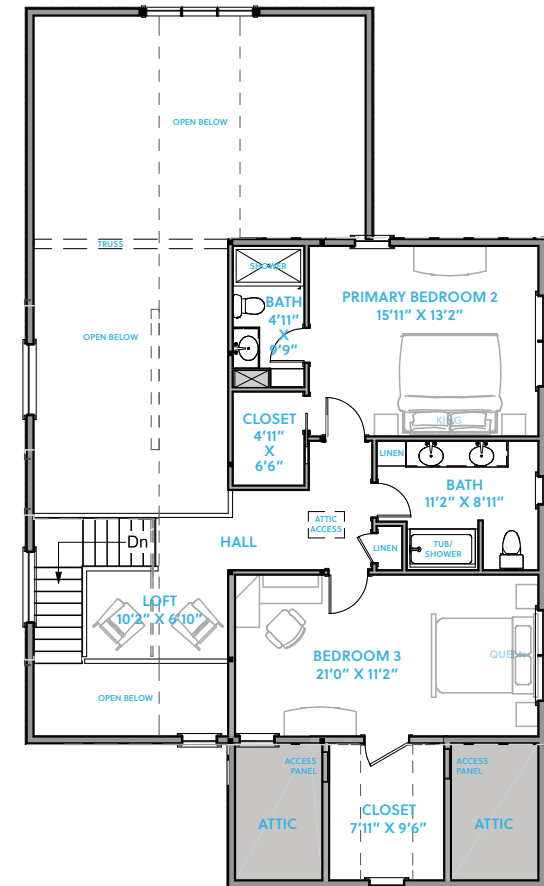
Ask about Finish Options!



Home Design © 2023 Art Form Architecture
Alastair aka Crescent



FIRST FLOOR



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THE WHITE MOUNTAINS



Home Design © 2023 Art Form Architecture



The *Horizon*

2,324 SF HOME ~ 3 BEDS + 2.5 BATHS ~ STUDY ~ 2 CAR GARAGE
PORCH, PATIO + BALCONY



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North Lake Neighborhood



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The *Horizon*

2,324 SF

DETACHED HOME

3 BEDS + 2.5 BATHS

2ND FLOOR STUDY

2 CAR GARAGE

PORCH, PATIO + BALCONY

1,214 SF UNFINISHED BASEMENT

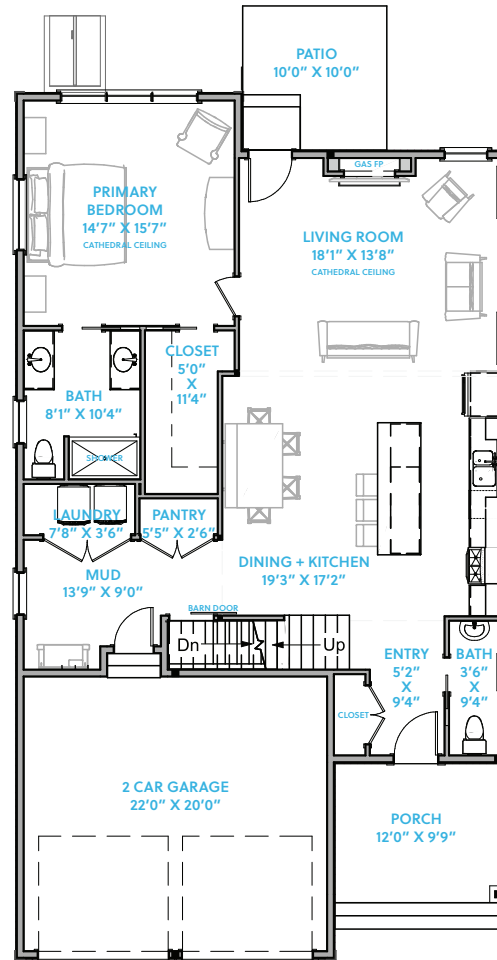
Ask about Finish Options!



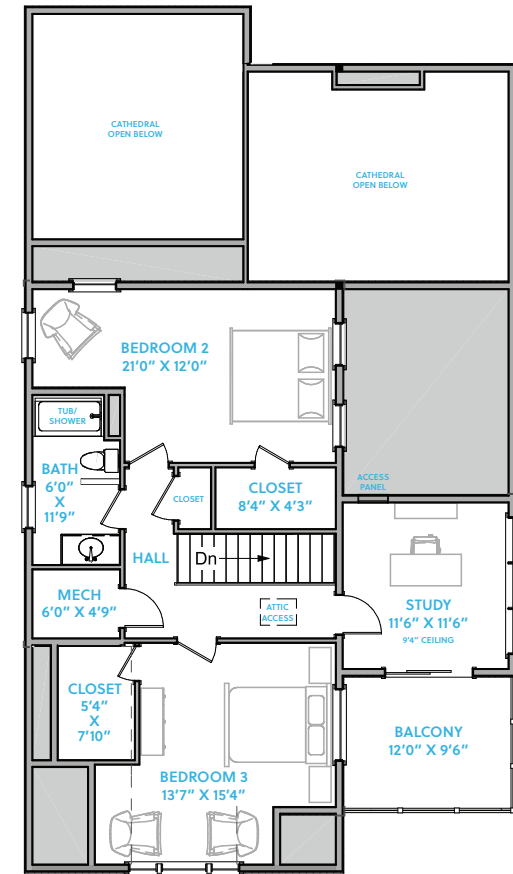
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Sea Watch 419.126.v14 GL

Home Design © 2023 Art Form Architecture

Horizon aka Sea Watch



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OWL'S NEST
THE WHITE MOUNTAINS

STRUCTURE + ENVELOPE

- Foundation perimeter footings and walls 1' x 2' footings with 8" x 9' walls. 5 #4 rebar continuous. 2" rigid foam insulation to grade. Spray-on waterproofing.
- 2" x 6" exterior wall construction with ZIP style weather-resistant sheathing. 2" x 4" interior wall construction.
- *James Hardie* Statement Collection siding.
- 30-Year *CertainTeed* architectural asphalt shingle roofing with ice and water shield.
- Maintenance-free composite front porch and rear deck flooring with vinyl vertical posts with railings to match in rear and exposed wood with horizontal steel balusters in front. Pressure treated wood framing.
- *Harvey* Classic series ENERGY STAR welded vinyl windows with Low-E insulated glass, full screen, tilt wash double hung windows and sliding glass deck doors with screens. No screen doors on entrance doors.
- 1 frost-free exterior hose bib per home.
- 1 exterior electrical outlet at each porch or deck.
- Wood-tone composite garage door with *LiftMaster* automatic opener with keypad and remote control. Insulated glass panels and decorative hardware.
- Insulation subject to IBC Code
 - Exterior walls: Combination spray foam and fiberglass batt - R-21.
 - Interior and party walls: R-13 fiberglass sound batt.
 - Roofs: R-49 open cell spray foam insulation. Or 16" Fiberglass Batts at second floor ceiling.

INTERIOR FINISHES

- HVAC system: 95% efficient gas fired furnace with high efficiency air conditioning, 2 zones per home with programmable Wi-Fi thermostats.
- Propane-fired high efficiency water heater.
- All walls and ceilings to be drywall with a smooth finish.

- Smooth ceilings throughout finished living areas.
- Wall paint: prime and two finish coats, Ultra Spec OC White Dove, eggshell finish, *Benjamin Moore*.
- Ceiling paint: Ultra Spec Interior, White, flat finish, *Benjamin Moore*.
- Interior trim and door paint: prime and two finish coats, Regal Select Regular White, Pearl Finish, *Benjamin Moore*.
- Main floor has 8' ceiling height and upper floor has 8' ceiling height. Raised ceilings in select homes per plan.
- Exterior doors: insulated fiberglass doors with *Schlage* knobs/handles, black finish, with lockset and dead bolt.
- Interior doors: two-square panel *Masonite* solid core doors with *Schlage* Solstice levers in black or satin nickel finish.
- Interior trim: 5¼" baseboard, 3½" Stafford window and door casings.
- Staircase with white oak treads and handrail. Square painted newel posts with painted white balusters.
- Bedroom, hallway, and mudroom closets will have single shelf with rod.
- Linen and pantry closets will have 4 shelves.

FLOORING

- 6" wide *Hallmark* engineered hardwood flooring in kitchen, dining, living areas, hallways, and first floor primary bedroom.
- Glazed porcelain and ceramic tile flooring in all bathrooms, and laundry and entry areas when indicated.
- Carpeting in second bedrooms and related closets.

ELECTRICAL

- 200-amp electrical service to each unit.
- Interior electrical GFI and typical outlets per code.
- TV/Data outlets in living room, bedrooms, and dens.



Residence
Features



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North Lake Neighborhood



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Residence Features

- Pendant light fixtures as indicated on plan.
- Recessed lighting in living and common areas.
- 220V electric dryer outlet. Dryer vented to the exterior.
- All bathrooms have exhaust fans vented to the exterior.
- Fan lights in all bedrooms.

FIRE & SAFETY

- Sprinkler system as required per code at select units.
- Each unit has hardwired smoke, heat, and CO detectors per code.

KITCHEN

- All wood construction kitchen cabinets with 36" upper wall cabinets. *Mantra* shaker style doors in a painted finish and birch-melamine interiors. All doors have soft close hinges and *Miseno* hardware.
- Quartz countertops with 4" Quartz backsplash.
- *Kraus* 30" undermount stainless single bowl sink.
- *Delta* ESSA or *LELAND* single handle pull-out kitchen faucet.
- *GE* stainless steel or black appliance suite including:
 - 30" propane gas range.
 - 30" over the range microwave, vented to exterior.
 - 24" dishwasher.
 - 36" counter depth refrigerator with ice maker and filter.
- Stacked washer/dryer where indicated.

PRIMARY BATH

- *Mantra* shaker style doors in a painted finish and birch melamine interiors.
- Quartz countertops with 4" Quartz backsplash.
- *American Standard* white under mount sinks, *Delta* Nicoli or Woodhurst faucets in polished chrome or stainless finish.
- *American Standard* Cadet Pro elongated comfort height toilet.

- Primary bedroom ensuite bath with vanity (or vanities) per plan, custom tiled shower, *Delta* Monitor or Lahara shower system in chrome. Clear glass shower door.
- Towel ring at vanity, towel bar, robe hook, and toilet paper holder.
- Wall mount frameless mirrors.

GUEST BATH

- *Mantra* shaker style doors in a painted finish and birch melamine interiors.
- Quartz countertops with 4" Quartz backsplash.
- *American Standard* white under mount sinks, *Delta* Trinsic or Woodhurst trim in polished chrome
- Americast bathtub, tiled tub walls to ceiling, glass shower door and *Delta* Woodhurst trim.
- *American Standard* Cadet Pro elongated comfort height toilet.
- Towel ring at vanity, towel bar, robe hook & toilet paper holder.
- Wall mount frameless mirrors.

HALF BATH

- *American Standard* Boulevard 24" pedestal sink (unless a vanity is indicated on plan) with *Delta* Trinsic or Woodhurst faucet in polished chrome.
- *American Standard* Cadet Pro elongated comfort height toilet.
- Towel ring at sink and toilet paper holder per finish schedule
- Wall mount frameless mirror.

FIREPLACE

- Located per plan.
- 42" wide, propane gas with remote control.
- Painted wood mantle with stone surround.

MISCELLANEOUS NOTES

When a product is specified by a brand name, the builder retains the right to substitute an equal or greater level of quality. The builder is not responsible for back ordered or discontinued items. It is agreed that time is of the essence and to facilitate a speedy completion, builder reserves the right to choose items not selected in a timely way by the buyer, or when necessary, retains the right to substitute any back ordered items with comparable items of equal or greater value after notifying the buyer.

Any finish that includes a choice of color, material, etc. shall be chosen from the builder's variety of designer selections.

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