



**WATERSCAPES**  
at Owl's Nest

# South Lake




## NEIGHBORHOOD SITE MAP

ATTACHED TOWNHOME  
RESIDENCES

OPEN CONCEPT FLOORPLANS  
WITH 2 ~ 3 BEDROOMS

OVERSIZED 1 CAR GARAGE

OUTDOOR SPACES WITH  
FAIRWAY, LAKESIDE  
AND MOUNTAIN VIEWS

-  Solstice Townhomes
-  Moonlight Townhomes
-  Starlight Townhome

Owl's Nest Resort Site Map: SL Zoom Version 050923

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**STREAMLINE**  
COMMUNITIES



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**OWL'S NEST**  
THE WHITE MOUNTAINS







# The Solstice

1,940 SF TOWNHOME ~ 3 BEDS + 2.5 BATHS ~ STUDY  
GARAGE ~ COVERED PATIO + COVERED BALCONY



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South Lake Neighborhood



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South Lake Neighborhood

The *Solstice*

1,940 SF

ATTACHED TOWNHOME

3 BEDS + 2.5 BATHS

2ND FLOOR STUDY

GARAGE

COVERED PATIO +  
COVERED BALCONY



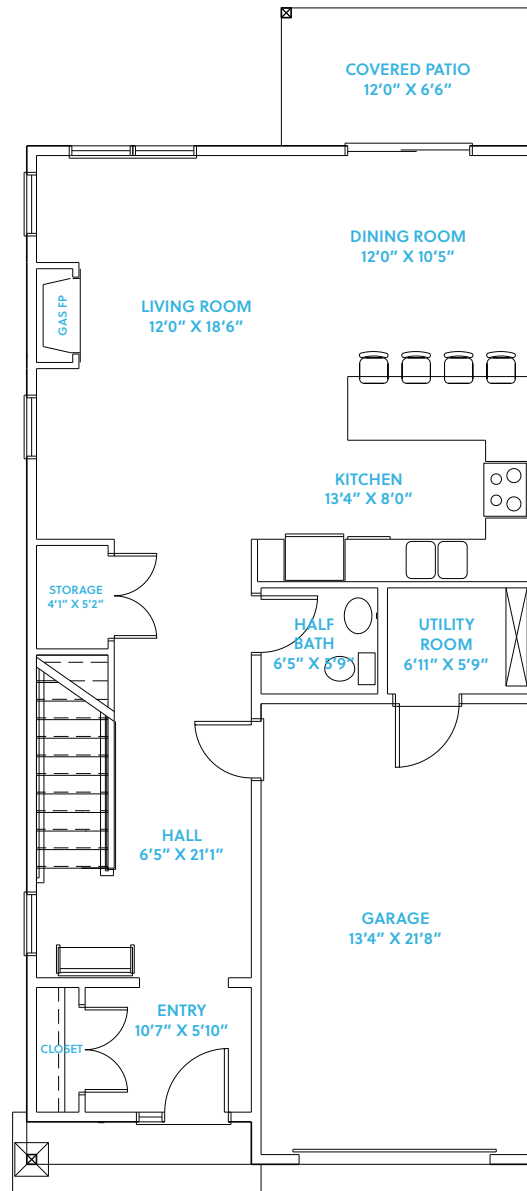
Michael Couture Plan: Version 032423

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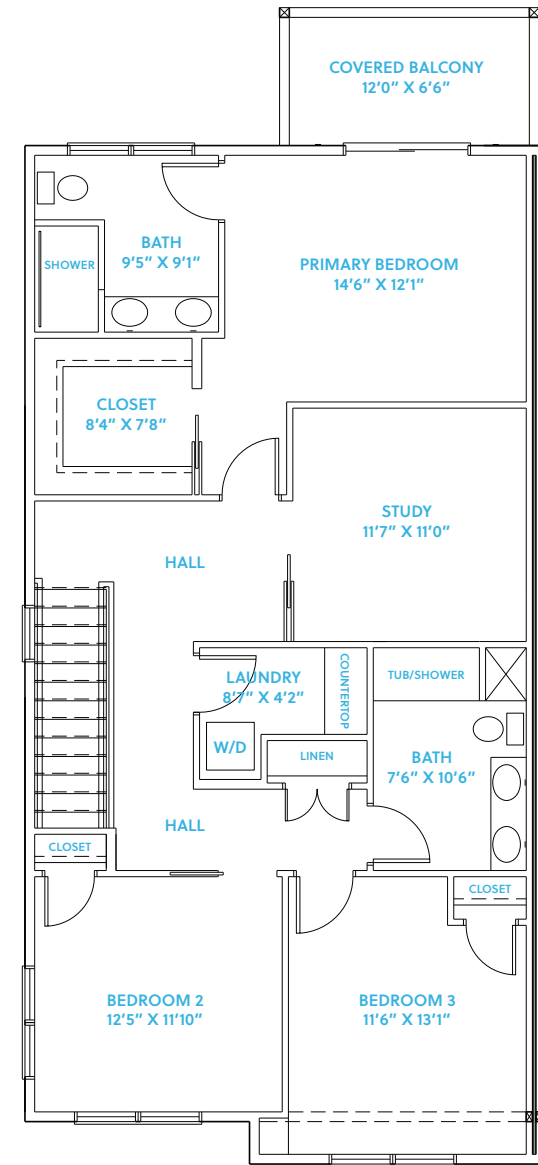
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FIRST FLOOR



SECOND FLOOR



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Home Design © 2023 Art Farm Architecture



# The Moonlight

1,247 SF TOWNHOME ~ 2 BEDS + 2 BATHS ~ GARAGE  
PATIO + 2 COVERED BALCONIES



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The *Moonlight*

1,247 SF

ATTACHED TOWNHOME

2 BEDS + 2 BATHS

GARAGE

PATIO + 2 COVERED  
BALCONIES



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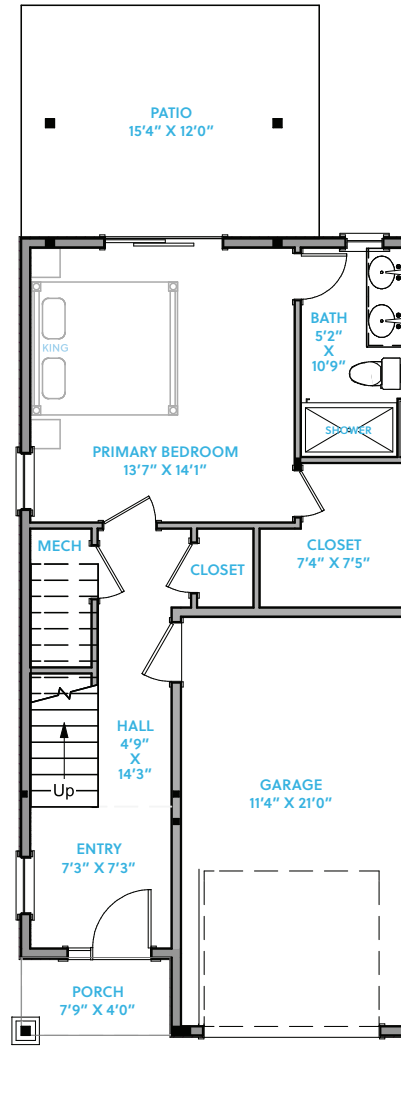
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**STREAMLINE**  
COMMUNITIES

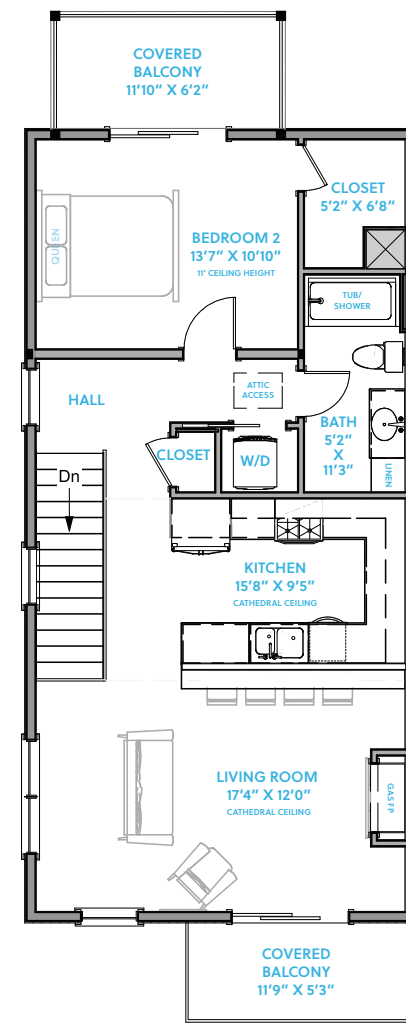


Home Design © 2023 Art Form Architecture

Moonlight aka Athene 5Plex



FIRST FLOOR



SECOND FLOOR



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Home Design © 2023 Art Farm Architecture



# The Starlight

1,660 SF TOWNHOME ~ 2 BEDS + 2.5 BATHS ~ GARAGE  
PATIO + COVERED BALCONY



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South Lake Neighborhood



# WATERSCAPES

at Owl's Nest

South Lake Neighborhood

The *Starlight*

1,660 SF

ATTACHED TOWNHOME

2 BEDS + 2.5 BATHS

GARAGE

PATIO + COVERED  
BALCONY



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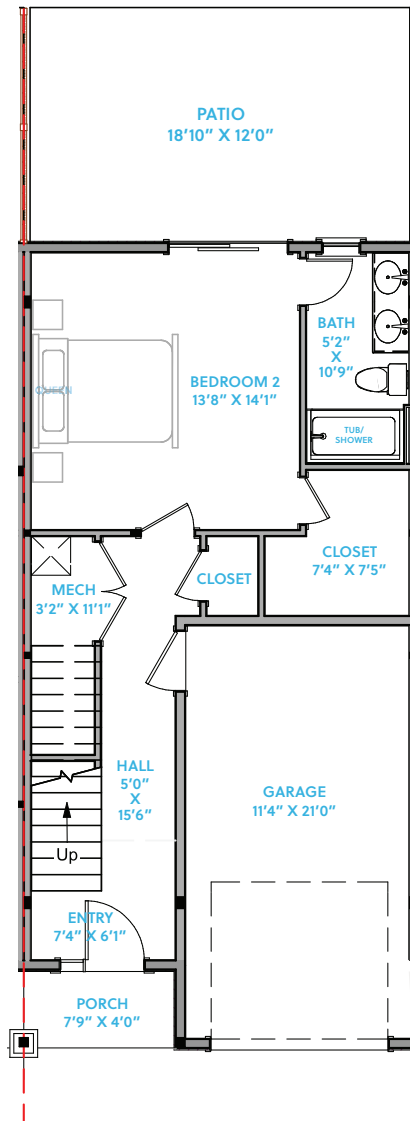
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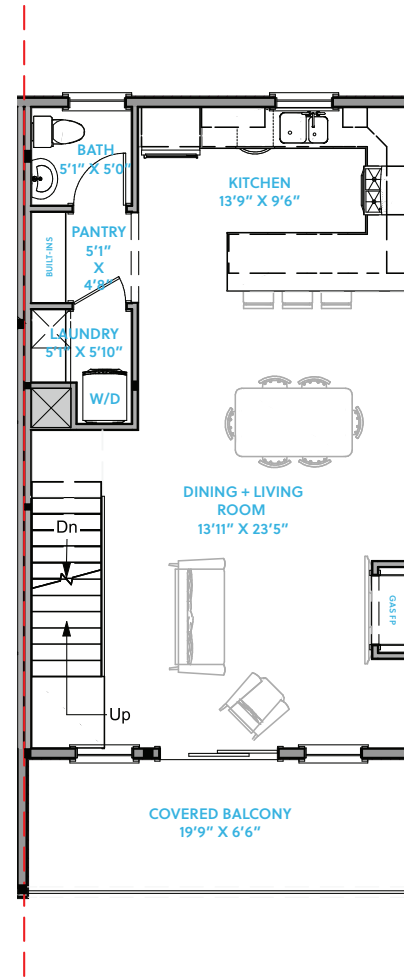
**STREAMLINE**  
COMMUNITIES



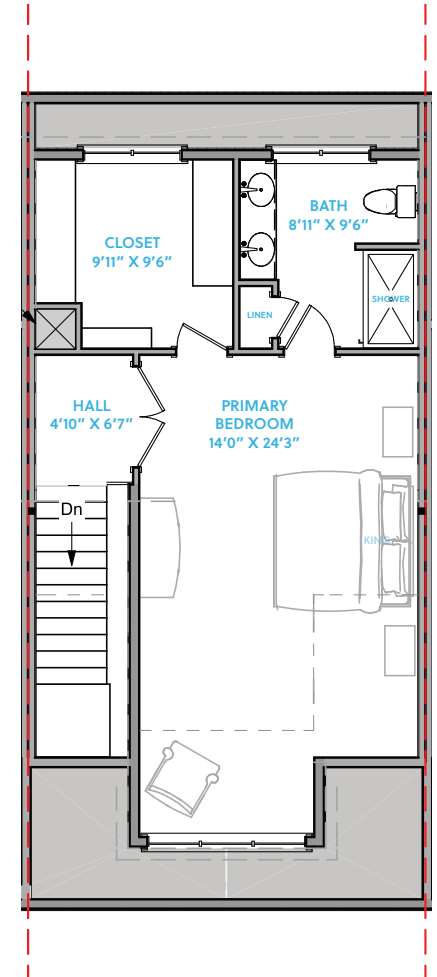
Home Design © 2023 Art Form Architecture  
Starlight aka Athene 5Plex



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



**OWL'S NEST**  
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## STRUCTURE + ENVELOPE

- Foundation perimeter walls 10" with reinforced concrete slab on grade. 2" rigid foam insulation to grade. 3½" interior demising walls with fire rated sheetrock.
- 2" x 6" exterior wall construction with ZIP style weather-resistant sheathing. 2" x 4" interior wall construction.
- Low-maintenance *CertainTeed* vinyl siding and PVC composite trim.
- 30-Year *CertainTeed* architectural asphalt shingle roofing with ice and water shield.
- Metal panel roofing per plan on select low roof areas.
- Maintenance-free composite front porch and rear deck flooring with vinyl railing system per plan where applicable, with 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.
- White composite garage door with *LiftMaster* automatic opener with keypad and 2 remote controls. Insulated glass panels and decorative hardware.
- Insulation subject to IBC Code:
  - Exterior walls: 2" open cell spray foam and 3½" fiberglass batt.
  - Interior and party walls: R-13 fiberglass sound batt.
  - Roof/ceiling: R-38 fiberglass batt.

## INTERIOR FINISHES

- HVAC system: 95% efficient gas fired furnace with high efficiency air conditioning, 2 zones per unit with programmable Wi-Fi thermostats.
- Propane high-efficiency combi instant 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: *Harvey* 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, 2½" 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 primary bedroom.
- Ceramic tile flooring in all bathroom, and laundry areas per plan.
- 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.
- Pendant light fixtures as indicated on plan.



Residence  
Features



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## Residence Features

- 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

- Duplex units include smoke and CO detectors per code.
- 4 and 5 Plex units to have automatic fire sprinkler systems as well as smoke CO detectors. The sprinkler system is monitored by a fire alarm system for each building.
- Each unit has hardwired smoke, heat, and CO detectors per code.

### KITCHEN

- All wood construction kitchen cabinets with 36" upper wall cabinets. *Mantra* maple shaker style full-overlay, painted White, Mineral or Admiral Blue. All doors have soft close hinges. Solid wood dovetail drawers with full extension soft closing drawer guides. 3" *Miseno* bar pull hardware.
- Quartz countertops with 4" quartz backsplash.
- *Kraus* 31½" undermount stainless steel single bowl sink.

- *Delta* ESSA stainless single handle pull-out kitchen faucet.
- *GE* stainless steel 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.



### FULL BATHS

- All wood construction vanity cabinets. *Maple Shaker* full-overlay.
- Quartz countertops with 4" quartz backsplash.
- *American Standard* white under mount sinks, *Delta* Nicoli or *Woodhurst* faucets in polished or brushed chrome finish.
- *American Standard* Cadet Pro elongated comfort height toilet.
- Primary bedroom ensuite bath with double vanity, custom tiled shower, *Delta* Trinsic or *Lahara* shower system. Clear glass shower door with polished chrome towel bar.
- All shower bases to be one piece preformed units.
- Guest bath with vanity, *Americast* bathtub, tiled tub walls to ceiling, with *Delta* Ara or *Woodhurst* trim.
- Towel ring at each sink, towel bar in baths and toilet paper holder, all to match trim finish.
- Wall mount frameless mirrors.



### HALF BATH

- *American Standard* Boulevard 24" pedestal sink with *Delta* Trinsic faucets.
- *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 fireplace 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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