



# OceanVillas

## Interior Finishes- Professionally designed to “LEED for HOMES” green building standards

### Great Room/Kitchen

- Natural quarter-sawn wide plank oak flooring
- Custom edge-grain natural white oak cabinets, Quartzite solid stone countertops and designer glass back-splash tiles
- Jenn-Air EuroStyle “EnergyStar” rated stainless steel appliances including 36” gas cook-top, 36” hood fan, built-in convection oven, 3-door refrigerator with water and ice, under-counter wine-fridge, ultra-quiet dishwasher
- Double sided indoor/outdoor gas fireplace

### Master Bedroom

- 100% natural wool carpets and under-pad
- Extra large his and hers walk-in closet
- Custom built-in edge-grain natural white oak dressing cabinet

### Master Ensuite Bathroom

- His and hers vanity with under-mount china sinks and deep soaking tub with stunning oceanviews
- Custom edge-grain natural white oak cabinets and millwork with Quartzite solid stone counter tops
- Accented 10mm frosted glass doors and bath room partitions
- Double size walk-in shower with frameless 10mm glass, multi body-jet shower system and rain shower head
- Solid porcelain stone 12”x24’ floor & wall tiles, tile shower bench and towel cubby
- One-piece environmentally designed “low-flush” Toto toilet

### Second Bedroom & Ensuite Bath

- 100% natural wool carpets and under-pad
- Full size closet & ensuite bathroom with soaking tub and rain shower head and one-piece “low-flush” Toto toilet
- Custom edge-grain natural white oak vanity with Quartzite solid stone counter tops with under-mount china sink

### Den/Media Room Foyer & Hallway

- Natural quarter-sawn wide plank oak flooring
- Solid core doors finished with natural edge grain white oak
- Telephone, television cable, Cat 5 network/high speed internet connections prewired

### Powder Room

- Natural quarter-sawn wide plank oak flooring
- Custom floating vanity sink and edge-grain natural white oak cabinet

Developer

**Brentwood Bay Lodge Ltd**  
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## Exterior Finishes- Professionally designed to “LEED for HOMES” green building standards

### Exterior Features

- Private staircase and elevator access to each unit
- Private owner’s parking garage with storage room and power garage door opener
- 200 square foot private balconies and patios, 18”x18” pre-cast concrete pavers over waterproof membrane
- Common stairs to beach and marine walkway with direct access to Brentwood Marina

### Landscape

- Sidewalks and stairs brushed finish concrete
- Driveway and parking stalls pre-cast permeable concrete unit pavers
- “Living Green-Roof” over parking garage structure
- Professionally designed drought tolerant native landscaping with walking paths & vegetated “green living” fences
- Water conservation automated irrigation system, river rock perimeter drip strip around building

### Exterior Walls

- Exterior structural columns massive custom milled solid douglas fir posts & beams
- Patio & stair railings open top 10mm tempered glass guard rails with powder coated aluminum posts
- Exterior wall rain-screen system clad with natural finish select cedar siding, hardy board on north elevation.
- Custom cast concrete on exterior fireplace surrounds inside and outside
- Pella solid wood EnergyStar rated insulated windows with maintenance free aluminum clad exteriors
- Pella solid wood EnergyStar rated insulated patio door system with maintenance free aluminum clad exteriors
- Clear stile and rail solid wood storefront entrance door & side-light with maintenance free aluminum clad exteriors

### Roof

- Custom grade clear finished, solid douglas fir exposed roof joists
- Clear finished solid wood tongue and groove soffits
- Custom finished, select cedar fascia board
- Galvalume cap flashing to all roof parapets and balcony curbs
- Natural color torch-on roofing system

### New Home Warranty Homeowners Protection Plan

- Insured by Pacific New Home Warranty Insurance
- Covers defects in workmanship and materials for one year
- Covers mechanical systems for two years
- Covers water penetration for five years
- Covers structural defects for ten years

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