

Elk Ridge

Luxury Town Homes

Phase 1 - Included Featured Amenities

Architectural Design

Fiber Cement Horizontal and Board & Batten Siding.
Cape Hatteras Grey tumbled brick or Culture Stone Exteriors
Low maintenance, paint free exterior soffit & fascia
Wood Cedar Shingles in front gables per plan
Windsor, Aluminum Clad, Pinnacle Series, Dbl. Hung Windows with wood interior grills. (5 cottage colors)
Window screens included with all operable windows.
Therma-Tru exterior doors with Brushed Nickel deadbolt locks.
30 year Architectural fiberglass shingles.
Seamless aluminum gutters on front and rear of house.
Plywood Floored Unfinished Attic Storage
Concrete Drive & Walkway.
Deck/Patio per Plans.
Landscaping per Plans. (Irrigation & Sod in front yards)

Interior Features

9'-0" smooth ceilings painted white.
Custom 3 1/2" casing and 5 1/4" base molding.
Jeld-Wen 2-panel Smooth Skin Doors.
Lever Style Brushed nickel int. door hardware and hinges to match
Vinyl coated metal closet shelving.
Washer & electric dryer connections
Pre-Finished hardwood in Foyer, Kitchen, Living & Dining Room
chosen from builder selections
Ceramic Tile in all Baths and Laundry chosen from builder selections
Nylon Carpet W/ 6lb. Pad in all Bedrooms, Up-Stairs
Halls & Stairs chosen from builder selections.

Bath Features

Aqua Glass garden tub in Master Bath W/ Ceramic Tile
backsplash. (Optional Whirlpool)
Aqua Glass Fiberglass Tub/Shower units.
Delta Brushed Nickel Vanity Faucet.
36" high stained cabinets to match Kitchen cabinets W/ cultured
marble tops.

Kitchen Features

Custom designed cabinets w/ dovetail drawers,
pots & pans drawer, built in trash can, lazy susan and
adjustable shelves chosen from builder selections.
Granite Countertops with 4" backsplash and 16"
wide raised bar chosen from builder selections
GE 30" Smooth top slide in range w/ self cleaning
oven, built in microwave above, dishwasher, disposal,
side-by-side 36" refrigerator w/ thru-the door water
& ice.

Under mount double bowl SS sink with Delta
Brushed Nickel faucet W/ built-in sprayer.

Plumbing Features

Delta Brushed Nickel Faucets
Electric water heater - 2BR units have 50 gallon &
3BR units have 80 gallon
Freeze-proof exterior hose bibs in front & rear.
Whole house water shut off valve

Electrical Features

Ceiling Fans in all Bedrooms and Great Room.
Recessed can light fixtures per plan
Smoke Detectors per plans.
200 amp circuit breaker panel.
Exterior water resistant GFI receptacle
Telephone outlets in Living Rm and all Bedrooms.
Cable TV jacks in Living Rm and all Bedrooms.

Energy Features

Lennox High Efficiency Heat Pump (2-story has
split zone with individual thermostats)
House wrap for energy efficiency & moisture control.
Insulated exterior doors
Insulated with R-30 in ceilings, R-13 in walls and
R-19 in floors

Standard Features Subject to change without notice. 3/01/07

www.pdcnc.com

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Phase 1 - Options & Up-Grades

Architectural Design

_____ Storm Door Option (Pella Unit only per specs from developer) _____ \$ 495.00

Kitchen Cabinets & Tops

_____ Utility Room Cabinets to be white therma foil _____ \$ 650.00

_____ Raised Panel cabinet doors in Kitchen & Bath vanities _____ \$ 1700.00

_____ Cherry cabinets in Kitchen & Bath vanities - 2 stain colors to choose from _____ \$ 1700.00

Appliances

_____ Up-Grade package to Stainless Steel _____ \$ 875.00

_____ Washer & Dryer installed _____ \$ 800.00

Electrical

_____ Additional Recessed Cans w/ Standard trims and bulbs (Pre-Construction) _____ \$ 85.00

_____ Kitchen cabinet under-counter lights _____ Developer made this a standard item 2/01/07 ~~\$ 250.00~~

Plumbing

_____ Up-Grade to Whirlpool tub in Master Bath _____ \$ 775.00

_____ Shower Door option for Guest Bath Showers _____ \$ 475.00

Paint

_____ Additional paint colors _____ \$ 300.00

Interior Details

_____ Add 4 5/8" FJ Crown Molding (**Developer made this a standard item for units w/o cathedral ceiling**)

 Kitchen/Foyer (Units 1-27 Only) _____ \$ 500.00

 Kitchen/Foyer/Dining Room (Units 28-38 Only) _____ \$ 600.00

_____ Pre-Wire for Security Alarm (Pre-Construction Only) _____ \$ 250.00

_____ Up-Grade to Double hanging in Master Bedroom Closet _____ \$ 275.00

_____ Install 2" plantation blinds thru-out Town Home (Windsor mini blinds opt. for lower price)

 2 Bedroom units W/ Garage End Unit Only _____ \$ 1475.00

 2 Bedroom units W/ Garage Interior Unit Only _____ \$ 1300.00

 3 Bedroom units W/ Garage End Unit Only _____ \$ 1650.00

 3 Bedroom units W/ Garage Interior Unit Only _____ \$ 1425.00

 3 Bedroom units W/O Garage End Unit (28,32,33,38 only) _____ \$ 1550.00

 3 Bedroom units W/O Garage Interior Unit (29-31 & 34-37 only) _____ \$ 1300.00

Floor Covering

___ Up-Grade Master Bedroom to Hardwood	
Units 1-27 Only_____	\$ 1500.00
Units 28-38 Includes Master Closet_____	\$ 1750.00
___ Up-Grade Bedroom #1 to Hardwood	
Units 1-27 Includes Closet_____	\$ 1050.00
___ Up-Grade 2 nd Floor Hall to Hardwood	
Units 1-27 Computer Niche Includes Closet_____	\$ 585.00
Units 28-38 Loft Includes Closet_____	\$ 975.00
___ Up-Grade Interior Stairs to Hardwood in place of Carpet_____	\$ 2250.00
___ Up-Grade Kitchen to Ceramic Tile (All units)_____	\$ 450.00
___ Up-Grade Dining Room to Ceramic Tile (28 - 38 Only)_____	\$ 400.00
___ Up-Grade Foyer to Ceramic Tile	
Units 1-27 Only_____	\$ 200.00
Units 28-38 Only_____	\$ 200.00
___ Up-Grade Carpet Color	
2 Bedroom W/ Garage (1-27 Only)_____	\$ 450.00
3 Bedroom W/ Garage (1-27 Only)_____	\$ 800.00
3 Bedroom W/O Garage (28-38 Only)_____	\$ 850.00

Total Upgrades: _____ \$ _____

Owner Signature Date

Pinnacle Development Date

Phase	Unit No.:	Plan:	Location:	Sale:	Opt. Plan
2	1	3 BR 3 BA w/ Garage	End Unit	Phase 2	Sold
2	2	2 BR 2 BA w/ Garage	End Unit	Phase 2	Sold
1	3	3 BR 3 BA w/ Garage	End Unit	Phase 1	Sold
1	4	3 BR 3 BA w/ Garage	Interior Unit	Phase 1	Sold
1	5	2 BR 2 BA w/ Garage	End Unit	Phase 1	Sold
3	6	3 BR 3 BA w/ Garage	End Unit	Phase 3	Sold
3	7	2 BR 2 BA w/ Garage	End Unit	Phase 3	Sold
3	8	3 BR 3 BA w/ Garage	End Unit	Phase 3	Sold
3	9	2 BR 2 BA w/ Garage	Interior Unit	Phase 3	Sold
3	10	3 BR 3 BA w/ 2-Car Garage	End Unit (2car)	Phase 3	Sold
2	11	3 BR 3 BA w/ Garage	End Unit (Elk)	Phase 2	Sold
2	12	2 BR 2 BA w/ Garage	Int. Unit (Elk)	Phase 2	Sold
2	13	2 BR 2 BA w/ Garage	Int. Unit (Elk)	Phase 2	Sold
2	14	3 BR 3 BA w/ Garage	Int. Unit (Elk)	Phase 2	Sold
2	15	2 BR 2 BA w/ Garage	End Unit (Elk)	Phase 2	Sold
1	16	3 BR 3 BA w/ Garage	End Unit (Elk)	Phase 1	Sold
1	17	3 BR 3 BA w/ Garage	Int. Unit (Elk)	Phase 1	Sold
1	18	2 BR 2 BA w/ Garage	Int. Unit (Elk)	Phase 1	Sold
1	19	2 BR 2 BA w/ Garage	Int. Unit (Elk)	Phase 1	Sold
1	20	2 BR 2 BA w/ Garage	End Unit (Elk)	Phase 1	Sold
1	21	2 BR 2 BA w/ Garage	End Unit	Phase 1	Sold
1	22	2 BR 2 BA w/ Garage	Interior Unit	Phase 1	Sold
1	23	2 BR 2 BA w/ Garage	End unit	Phase 1	Sold
3	24	2 BR 2 BA w/ Garage	End Unit	\$188,000	
3	25	2 BR 2 BA w/ Garage	Interior Unit	Phase 3	Sold
3	26	3 BR 3 BA w/ Garage	Interior Unit	\$220,000	(2 BR) \$184,000
3	27	3 BR 3 BA w/ Garage	End Unit	\$225,000	
1	28	3 BR 3 1/2 BA w/o Garage	End Unit	Phase 2	Sold
1	29	3 BR 3 1/2 BA w/o Garage	Interior Unit	Phase 2	Sold
1	30	3 BR 3 1/2 BA w/o Garage	Interior Unit	Phase 2	Sold
1	31	3 BR 3 1/2 BA w/o Garage	Interior Unit	Phase 2	Sold
1	32	3 BR 3 1/2 BA w/o Garage	End Unit	Phase 2	Sold
2	33	3 BR 3 1/2 BA w/o Garage	End unit	\$200,000	
2	34	3 BR 3 1/2 BA w/o Garage	Interior Unit	\$195,000	
2	35	3 BR 3 1/2 BA w/o Garage	Interior Unit	\$195,000	
2	36	3 BR 3 1/2 BA w/o Garage	Interior Unit	\$195,000	
2	37	3 BR 3 1/2 BA w/o Garage	Interior Unit	\$195,000	
2	38	3 BR 3 1/2 BA w/o Garage	End Unit	\$200,000	