



• The Villages at •  
**TOTTERIDGE**



• **The Cypress Point Villa** •

• Open Floor Plans • Modern Amenities • Beautiful Country Setting • Scenic Golf Course Views

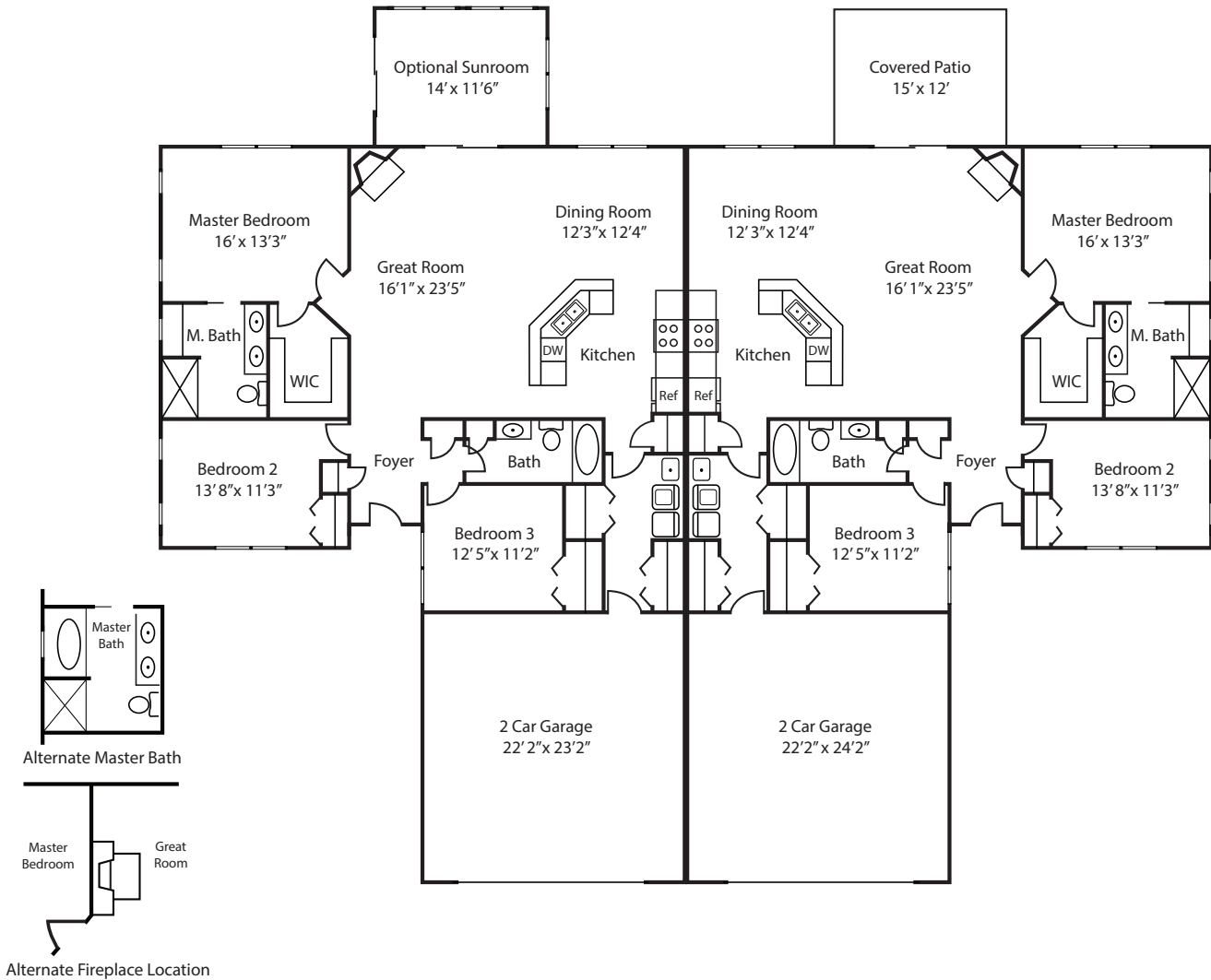


**BERKSHIRE  
HATHAWAY**  
HomeServices

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## The Cypress Point Villa Floor Plans



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**The Marilyn Davis Team  
& Patrick Cendes**

Office: 724.838.3660  
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## The Cypress Point Villa Features

### Exterior

- Finishes to match existing units; including driveway, patio & landscaping

### Exterior Doors and Windows

- Fiberglass 3' front entry door with one 12" side-lite
- 6' Sliding patio door
- 3' Fire-rated door from garage
- All vinyl tilt & wash windows including screens

### Garage

- Pull down attic steps with storage above
- Belt driven garage door opener with one keypad & 2 transmitters

### Fireplace

- Direct vent gas fireplace unit with surround & mantel
  - Paint grade wood mantel (3 styles to choose from: Williamsburg, Classique, Windsor)
  - Surround granite choice (3 options to choose from: Black, Kitchen counter, Ceramic)
- Direct vent gas fireplace including granite surround with
  - Paint grade wood mantel (3 styles to choose from: Williamsburg, Classique, Windsor)
  - Surround granite choice (3 options to choose from: Black, Kitchen counter, Ceramic)

### Wall System

- 9-Ft ceilings
- Insulation according to code in exterior walls & ceilings
- Drywall system to be taped & finished on walls
- Drywall ceilings taped & knock down finish
- Paint package
- Off-white ceilings, interior doors & trim
- One color on walls

### Trim Package

- Picture frame trim around windows
- Paint grade interior doors (Monroe, Craftsman iii, Caiman, Santa Fe, Carrara, Colonist)
- 2 1/4" Colonial paint grade casing
- 4 1/4" Colonial paint grade baseboards
- Schlage door hardware
- Hardware style (Accent, Flair, Merano)
- Hardware finish (Antique Brass [Merano n/a Antique Brass], Aged Bronze, Satin Nickel)

### Cabinetry, Counter tops, and appliances

- Kitchen & bath cabinetry, countertops, & appliances allowance - \$18,000

### Closet Shelving

- Vinyl coated wire shelving allowance - \$600

### Flooring

- Wood or luxury vinyl in foyer, great room, dining, kitchen & sunroom
- Tile in laundry & baths
- Pad and carpet in balance of unit
- Total installed allowance - \$9,820

### Mirror & shower doors

- Mirrors above vanities allowance - \$395
- Shower door in master bath allowance - \$1,250

### Electrical

- 150 Amp electrical service
- 100 Openings including 10 recessed lights
- Electrical fixture allowance - \$1,500
- Exterior fixtures are included

### HVAC

- 92% Forced air gas furnace with central air-conditioning
- Thermostatically controlled attic fan

### Plumbing

- Floor drains in garage and mechanical area
- (2) Hose connections
- High efficiency tankless water heater
- Gas hook-ups for dryer & range
- (1) Laundry tub
- Plumbing fixture allowance - \$3,500

#### Master Bath

- 5' Gelcoat shower unit with faucet
- Toilet with seat
- (2) Lav faucets
- Towel bar & paper holder

#### Main Bath

- 5' Gelcoat tub shower unit with faucet
- Toilet with seat
- Lav faucet
- Towel bar & paper holder
- Shower rod

#### Kitchen

- Faucet



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*The Cypress Point Villa Options*

**Ceilings**

- Cathedral ceilings in great room.....\$5,500
- Angle tray ceiling in master bedroom.....\$2,500

**Fireplace Facing**

- Veneer stone facing with recessed TV box above fireplace.....\$2,500

**Wall System**

- Painting package: additional colors and accent walls.....*Price Upon Request*

**Trim Package**

- Painted ship lap or wood ceiling in foyer.....\$1,200
- Painted ship lap or wood ceiling in foyer.....\$2,000
- 5 ¼” crown molding in foyer, dining, great room, kitchen and sunroom.....\$2,000
- 5 ¼” crown molding in master bedroom sunroom.....\$800
- 5 ¼” Crown molding with led lights in master bedroom sunroom.....\$1,500
- Solid core interior doors.....\$2,500
- 5 ¼” #163 Profile base.....\$1,500
- Additional custom trim work.....*Price Upon Request*

**Cabinetry, countertops & appliances**

- Upgrade allowance.....Pricing upon request

**Flooring**

- Upgrade allowance.....Pricing upon request

**HVAC**

- Air cleaner.....\$750
- Humidifier.....\$750
- Hot water floor heating system.....\$15,000
- Electric floor heat: Master Bath.....\$1,800
- Electric floor heat: Main Bath.....\$1,200
- Garage Heater Prep Package.....\$2,000
- Garage Heater - Forced Air.....\$3,500

**Electrical**

- Upgrades above allowance per field layout.....\$3,500

**Plumbing**

- Additional laundry tub in garage.....\$500
- Gas hook-up for grill.....\$500 each

**Hall Bath Options**

- Tile tub walls, including (2) corner.....\$3,500

**Master Bath Options**

- Ceramic shower including floor, walls, (2) corner Shelves, (1) corner seat in lieu of gel-coat unit.....\$5,500
- Ceramic shower with half wall and glass enclosure Including floor, walls, (2) corner shelves, (1) Corner seat in lieu of gel-coat unit.....\$8,500
- Soaking or jetted tub in lieu of dressing area (Tub, drain & faucet allowance - \$2,500).....\$4,500
- Luxury shower package, including thermostatic control valve, (2) volume controls, (3) body sprays, Wall shower head & hand shower (Plumbing fixture allowance (\$1,500)).....\$3,500

**Patio**

- 12’x15’ Patio off Sunroom.....\$3,200
- Patio Privacy Fence (if required).....\$1,000

**Storm Door**

- HOA Approved Larson Front Storm Door.....\$850



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*The Cypress Point Villa Room Sizes*



**Left Unit**  
**1,741 sqft**

**Right Unit**  
**1,741 sqft**

- Kitchen:** 12'-3" x 11'-1"
- Dining Room:** 12'-3" x 12'-4"
- Great Room:** 16'-1" x 23'-5"
- Optional Sunroom:** 14' x 11'-6"
- Master Bedroom:** 16' x 13'-3"
- Bedroom 2:** 13'-8" x 11'-3"
- Bedroom 3:** 12'-5" x 11'-2"
- Garage:** 22'-2" x 23'-2"

- Kitchen:** 12'-3" x 11'-1"
- Dining Room:** 12'-3" x 12'-4"
- Great Room:** 16'-1" x 23'-5"
- Optional Sunroom:** 15' x 12'
- Master Bedroom:** 16' x 13'-3"
- Bedroom 2:** 13'-8" x 11'-3"
- Bedroom 3:** 12'-5" x 11'-2"
- Garage:** 22'-2" x 24'-2"



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