

Welcome to Harbor Oaks

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THE CAPE FEAR	THE SMITHVILLE COTTAGE	THE BRUNSWICK
COASTAL LIFESTYLE	DEVELOPER PROFILE	BUILDER PROFILE



THE CAPE FEAR



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INFORMATION

- ✓ Floor Plan
- ✓ Elevation
- ✓ Specifications

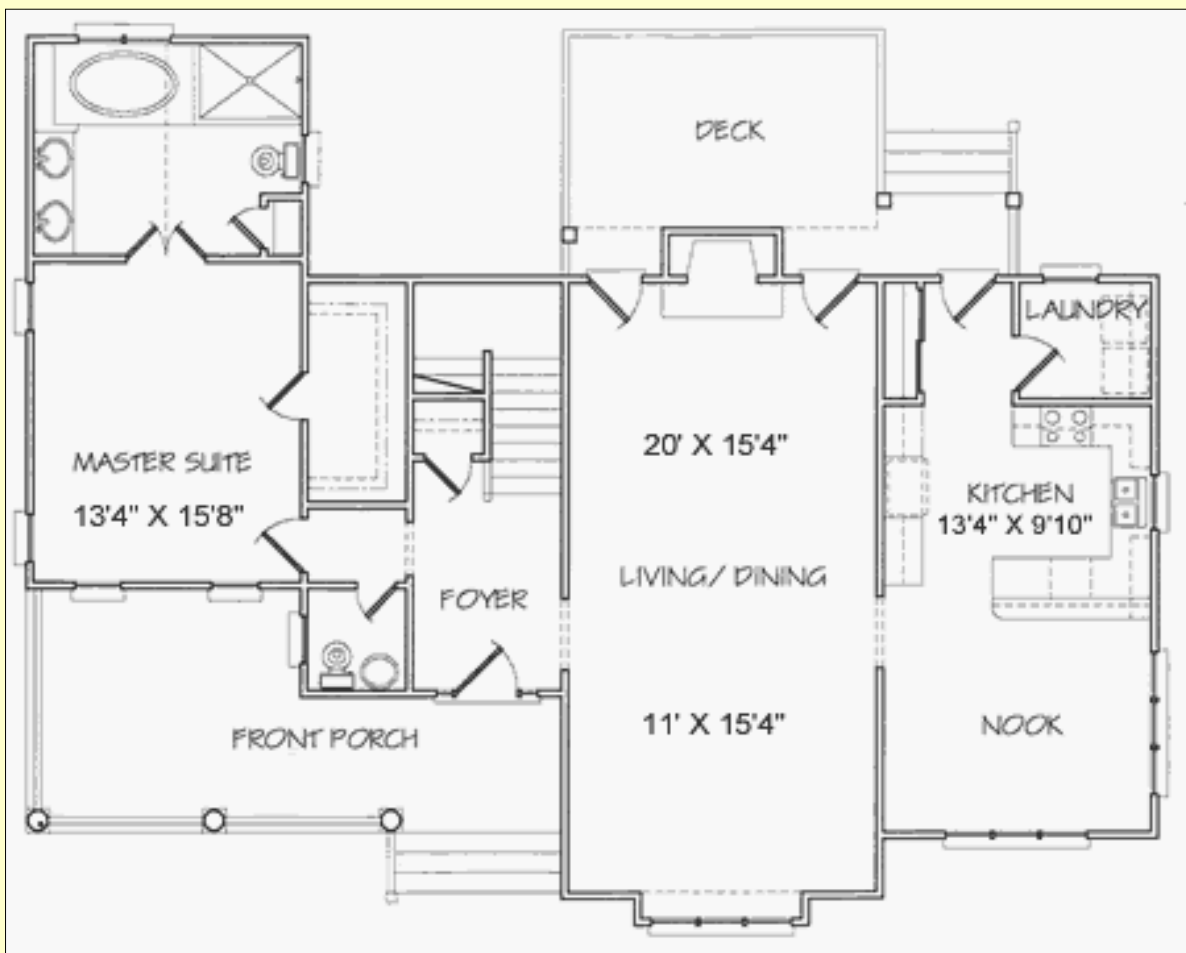


*T*he Cape Fear is a beautiful traditional 2 story home with hardiplank siding. Features back alley entry with a detached garage and covered walk through. Please visit our community today and view this wonderful home.

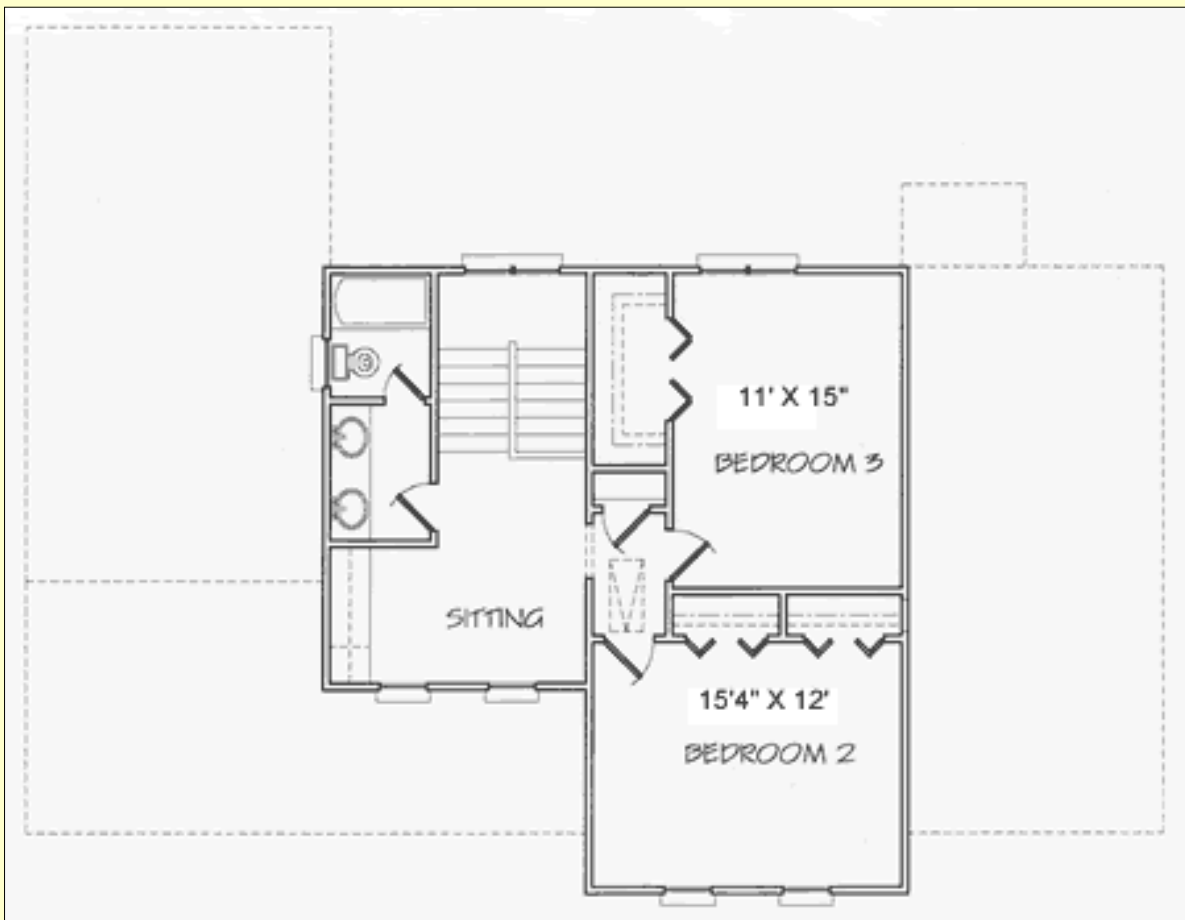
FEATURES

- From \$305,000
- 2217 Square Feet
- 1/2 porch on 2nd Story
- Attached Garage with Breezeway
- 3 Bedrooms and 2 1/2 Baths
- Hardiplank Siding

THE CAPE FEAR FIRST FLOOR PLAN



THE CAPE FEAR SECOND FLOOR PLAN



THE CAPE FEAR ELEVATION



Please note that the 2nd Story features a 1/2 porch

THE CAPE FEAR SPECIFICATIONS

1. SITE PREPARATION:

- Clearing and grading of lot, adding fill.

2. FOOTING:

- 8" X 24" with 3000 concrete mix and (3) #4 rebar

3. FOUNDATION:

- 8" block with 2 coats stucco finish;
- Garage slab 4" concrete 3000 mix with fiberglass, 6 mil poly moisture barrier and 6 x 6 wire under concrete.

4. FLOOR FRAMING:

- Grade: 2' x 10' S.Y.P. spaced 16" O.C. (12" O.C. in dining room and living room)
- Decks and Porches: 2' x 8' treated 16" O.C.

5. SUBFLOORING:

- Material: 3/4" - Avanteck
- Size: 4x8
- Fastening: Nailed & glued
- Deck Flooring: 5/4" x 6" treated

6. WALL FRAMING:

- Ceiling height -9' on 1st Floor & 8' on 2nd Floor
- Exterior Walls: 2 x 4 16" O.C.
- Interior Walls: 2 x 4 16" O.C.
- Sheathing: 1/2" OSB board
- Moisture Barrier: Amoco wrap or equal
- Exterior Siding: Hardiplank Prime Plus (Woodgrain Beaded)

7. ROOF FRAMING:

- Rafters: 2' x 6', 2' x 8' and 2' x 10' spruce & #2 S.Y.P. (see plans)
- Anchors: Teco H-2.5 clips, two on each rafter
- Ceiling Joist: 2' x 6' and 2' x 8' spruce & #2 S.Y.P. (See plans)

8. ROOFING:

- Sheathing: 1/2" CDX plywood
- Shingles: Timberline 25-year shingles (nailed with 6 nails)
- Shingle Color: Weathered Wood

9. FIREPLACE:

- Type: 36" Direct Vent with gas logs
- Make: Majestic
- Mantel: Savannah
- Hearth & Fireplace Surround: Marble: Color to be picked

10. FINISH FLOORING:

- Allowance: (including Luan and Durock):

- Foyer: Hardwood
- Great Room: Hardwood
- Dining Room: Hardwood
- Nook: Hardwood
- Kitchen: Hardwood
- Hall 1/2 Bath: Hardwood
- Laundry Room: Vinyl Color: Tarkett "Style Brite" #53251
- Bedrooms and Hall: Carpet Color: "#3805 Sheepskin" - "Hadley Collection" by Chatham Carpet Mills
- Stairs: Carpet Color: "#3805 Sheepskin" - "Hadley Collection" by Chatham Carpet Mills
- Master Bathroom: Ceramic tile: Color to be picked
- Upstairs Bath: Tarkett "Style Brite" #53251

11. WINDOWS & EXTERIOR DOORS:

- Window Type: True divided light 4 over 4 with Low E-2 insulated glass
- Make: Caradco
- Material: Wood with vinyl clad outside finish
- Color: Brilliant white on exterior; natural wood on inside
- Door Material: Wood & Fiberglass
- Front door: 6 panel Mahogany and 14" transom above
- Great Room: Caradco wood clad with 12"; transom & triple locking lock
- Back Entry Door: 9 lite, fiberglass 2's" floor front porch wood clad 6 light french door
- (2) Garage doors: White raised panel 9' x 7' Gadco; 100 rn/p/h wind load and 1/3 hp opener

12. INTERIOR WALLS:

- Drywall
- Thickness: 1/2"
- Joint Treatment: Taped and mud
- Finish: Smooth (2 coats of paint)

13. CEILING:

- Drywall
- Thickness: 1/2"
- Joint Treatment: Taped and mud
- Finish: Smooth, painted

14. INTERIOR DOORS:

- Type: 6 Panel Masonite
- Finish: 2 coats paint

15. INTERIOR TRIM MATERIAL:

- Doors & Windows: MDF Primed, 3 1/4" wide

- Base: MDF Primed, 5 Y4" wide
- Finish: Painted 2 coats

16. CABINETS:

- Style: Raised Panel with cathedral 42" wall cabinets & square base cabinets
- Color: Antique Maple
- Material: PVC Wrapped
- Manufacturer: Canac Kitchens

17. TOPS:

- Kitchen: Laminated by Nevamar
- Color: Neutra Matrix Textured #MR-2-3T
- Upstairs Bath: Cultured Marble (Fawn Beige)
- Master Bath: Ceramic Tile

18. KNOBS:

- Kitchen: White - round
- Bath: White - round

19. PAINTING:

- See #27 for paint colors
- Interior: 2 coats paint
- Exterior: 2 coats paint
- Doors: 2 coats paint
- Exterior siding is pre-primed from factory; door casing & base are pre-primed From the factory.

20. INSULATION:

- Blown Cellulose in attic & walls
- Ceiling: R-30
- Exterior Walls: R-13
- Floors: R-19 Fiberglass baffs
- Other: Fireproof caulk in interior & exterior wire and pipe holes; Blown cellulose on laundry room walls and bath walls next to another room

21. PLUMBING:

- General Electric: DUAL CARBON WATER FILTRATION SYSTEM IN KITCHEN INCLUDED
- Sewer & Water Supply: Hook-ups and fees included in price
- Kitchen: (1) Kohler 5942-4 white cast iron sink / (1) Delta (1) 72WHWF sink faucet / (1) White basket / (1) Disposal cover white / (1) ISE Disposal Bager 5 (1/2 horsepower) / (1) Refrigerator hook-up / (1) Dishwasher hookup
- Guest Bath: (1) 8260 33 LH Fiberglass tub / (1) Delta 1343 LH 00 tub faucet / (1) RAPIT FIT tub drain / (1) Toto 2 piece water closet / (1) Wood seat / (1) Lavatory top - cultured marble / (1) Delta 520 WF / (1) PM lavatory faucet

- Master Bath: (1) Toto 2 piece water closet / (1) 42 x 60 Whirlpool / (1) tub drain / (1) Delta 2730 Whirlpool faucet with lever handles / (2) Delta 520 WFTPM lavatory faucets - Lavatory top - ceramic tile / (1) Delta / (1) 323TP Delta shower faucet / (1) Shower pan & drain for tile / (1) Shower drain
- 1/2 Bath: Eljer Pedestal Sink with 20 WFTPM faucet / (1) Toto 2 piece water closet

PLUMBING: General Information:

- (1) 50 gal electric water heater
- (1) Washer hookup
- (2) Hose bibs - front & back
- Water service line 1" PVC
- Pressure valve/box/cutoff
- M Type copper water lines
- PVC drain lines - fixtures to be white
- Faucets to be chrome in bathrooms - white in kitchen

22. HEATING & AIR CONDITIONING:

- Make: Goodman - Janitrol with a 5 year warranty on all parts; 10 year warranty on compressor and certain other major parts.
- Size: 2 1/2 ton downstairs & 1 1/2 ton upstairs
- Note: Type: Elect heat pump 12 Seer

23. ELECTRICAL WIRING: (see electrical plans)

- Service: 200 amp service

24. LIGHTING FIXTURES:

- Allowance: \$2,300.00 (Includes all light fixtures, fans and tax)

25. HARDWARE:

- Make: Schlage F-5 1 series
- Finish: Brass & chrome in baths
- Style: Georgian
- All exterior locks & deadbolts keyed alike, except Caradco French door keyed different

26. EQUIPMENT:

- Appliances: By General Electric (new model #'s may be different)
- Refrigerator with icemaker: #TBX2 1 CIWW
- Electric Range: #JBP66W
- Range cord: #WX9X35
- Microwave: #JVM 1631 W
- Under counter Dishwasher: #GSD363OWW
- Water filtration under kitchen sink: GE Smart H2O- Dual Carbon Filtration System -Model # GNUTO5

27. MISCELLANEOUS:

- Landscaping: Allowance: \$6,500.00 (includes irrigation system)
- No wallpaper material or labor included in price
- Soil treatment: All crawl spaces and under slab
- Attic vent and cobra roof vent on all ridges
- 24' x 24' rear garage
- Garage interior walls & ceiling will be unfinished
- Carpet: Color: "#3 805 Sheepskin" - "Hadley Collection" by Chatham Carpet Mills
- Master Bath Ceramic Tile: Color to be picked
- Exterior Paint: House & Garage Siding: "Georgetown Pink Beige HC-56"
- Exterior Trim: House & Garage: "Brilliant White"
- Exterior Shutters: "Waterbury Green HC-136"
- Foundation: "Winthrop Peach HC-55"
- Interior Walls: "Feather Down #953" by Benjamin Moore
- Interior Trim: "Shell White" by Benjamin Moore

Some specified materials and/or items may change due to availability or the NC Stale Building Code. Southern Shores Development, LLC reserves the right to change or substitute a comparable item of equal or greater value if specified item is not available.

Harbor Oaks
6098 Harbor Oaks Drive - Southport, NC 28461
1-800-273-6687

www.harboroaks.net - E-mail: info@harboroaks.net

Information Center Open Mon-Sat, 11am-5pm and Sun, 1pm-5pm



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