



## Included Features

### Architectural – Smart & Stylish

- Exterior colors selected by our designers to fit our island lifestyle
- Enclosed garage designed for two full-sized cars
- Dramatic nine-foot high ceilings
- Sidelight enhanced front entry doors
- Fully-covered front entry lanai
- Fully-covered, spacious back lanais
- Exterior walls in attractive stucco finish

### Quality and More...

- Highly-rated Malarke Shingles with 30-year roof warranty
- Virtually maintenance free, double pane vinyl sliding windows
- Spacious closets with ample shelf space
- Wall-to-wall Beaulieu ultra plush carpeting in living room, dining room and bedrooms
- Durable Armstrong sheet vinyl flooring in kitchens, bathrooms, entryway and utility room in choice of multiple textures and colors
- Smoke detectors in all bedrooms and hallways
- Pre-wired for tv cable and telephone
- ½ horsepower garage door opener, including infrared sensors

### The Big Island Touch

- All single-story floor plans
- Fee simple lot sizes from 10,000 square feet and up
- Individual underground septic systems
- View oriented lanais in most floorplans
- Three exterior hose hook-ups
- Lots are terraced to maximize view

### The Kitchen – Spacious

- Designer appliances including smoothtop range with rangehood and dishwasher and microwave
- Attractive laminate countertops
- Stainless steel kitchen sink

### Interiors - Exclusive

- 3 bedrooms or 2 bedrooms + den & 2 full bathrooms
- Rounded wall corners
- Regency ceiling fans in master bedroom
- Designer selected cabinets

### Additional Features

- Waikoloa Village Association membership and benefits (including discounted green fees at the Waikoloa Village Golf Course).
- Close proximity to shopping, dining, schools, stables, community pool, tennis courts, beaches and more.

The Developer reserves the right to substitute included features without notice. Any such non-substantial substitution will be of comparable or better quality.