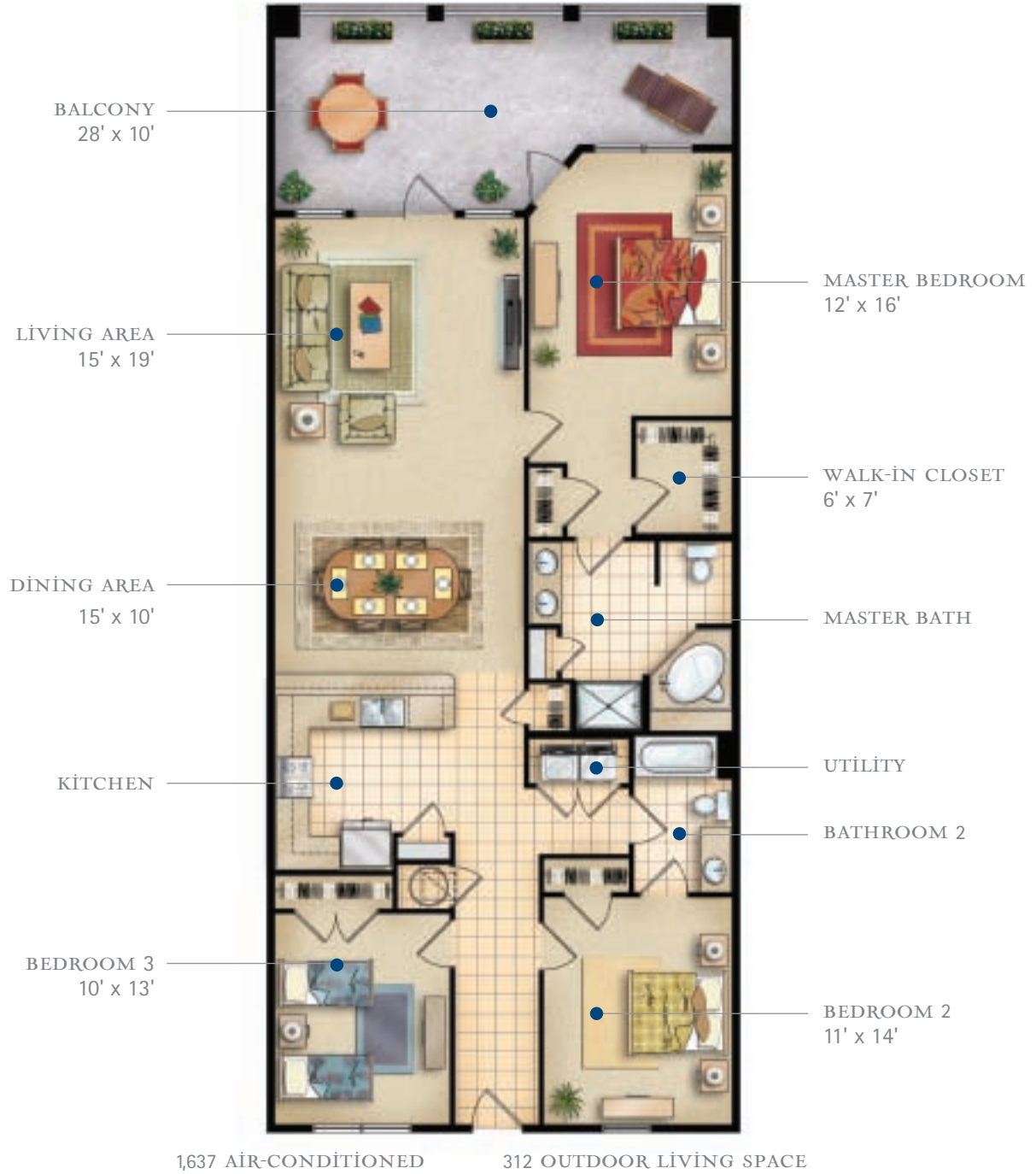


THE COTTONWOOD

3-BEDROOM | 2-BATH | 1,949 TOTAL SQUARE FEET



▶ ARCHITECTURAL/ EXTERIOR FEATURES

A magnificent homecoming begins with an unforgettable entrance. Immerse yourself in the beauty of shoreline boardwalks, lush gardens and true Hill Country style as you enjoy the utmost in lakefront living.

- Hill Country-inspired exterior colors
- Landscaped common areas with irrigation system
- Spacious outdoor living areas
- One covered parking space per unit

▶ INTERIOR FEATURES

Elegant touches from paneled doors and 9' ceilings to marble flooring and designer carpet adorn every villa at The Waters. With special attention to even intricate details, we spare no luxury in creating the haven of your dreams.

- 9' high-volume ceilings
- 17" x 17" ceramic tile flooring in entry, kitchen, utility room and all bathrooms
- Textured loop carpet in all bedrooms, hallways and living areas
- Raised-panel interior doors with choice of satin-nickel or bronze-finished hardware
- Moen® plumbing fixtures - choice of oil-rubbed bronze or antique nickel finish
- Single-hung vinyl frame windows with double-pane low-e glass
- 2" faux-wood blinds
- Fire suppression system throughout villa

▶ KITCHEN APPOINTMENTS

Stunning stainless steel appliances, authentic granite countertops and elegant crown molding set the mood for culinary extravagance. Designer fixtures and lavish architecture make every villa owner a truly pampered chef.

- Elegant granite countertops with mosaic tile backsplash
- Undermount stainless steel kitchen sink
- 42" Shaker Style upper cabinets with crown molding
- Recessed lighting (per plan)
- Whirlpool® Stainless Steel Appliance Package, featuring:
 - Refrigerator
 - Range
 - Microwave
 - Dishwasher
 - Washer and Dryer (white on white)

▶ BATHROOMS

Luxury doesn't stop at the lakefront. Escape to your Master's Retreat and indulge in a soak in your oversized bathtub. Enjoy the magnificence of marbled tiling, spacious cabinets and deep sinks. Rejuvenate. Right at home.

- Oversized soaking tub with separate shower (Master's Bath)
- Granite countertop with porcelain oval sink (Master's Bath)
- Faux granite-cultured marble countertop with porcelain oval sink (Second Bath)
- 36" raised vanity cabinets
- 42" polished beveled-edge mirrors
- Tub/shower with broken-joint porcelain tile surround in Master's (13") and Second (6") Bath
- Moen® fixtures - choice of oil-rubbed bronze or antique nickel finish

▶ WIRING

The serenity of getting away from it all goes hand in hand with the ability to stay connected. Every villa at The Waters is wired to keep you in touch with the world back home.

- Cat5 telephone line
- Cable TV outlets
- Ceiling fans (Living Area and all bedrooms)
- Pre-wired for security
- Tubes-in-the-walls® pest control system
- 220-volt exterior plug for optional outdoor electric grill and refrigerator

▶ MECHANICAL

Stay warm. Keep cool. You can expect all the comforts of home and all the luxuries of a resort in your peaceful, quiet villa.

- High-efficiency electric water heater and furnace
- 13-SEER air conditioning compressor with digital thermostat
- Engineered sound insulation system in floors and walls (to reduce sound transmission between units)