

# FAIRWAY HOMES COMPARISON SHEET



|  | <b>UPPER LEVEL</b>            | <b>MAIN LEVEL</b>             |
|--|-------------------------------|-------------------------------|
|  | 3 Bedrooms/3.5 Baths          | 2 Bedrooms/2.5 or 3 Baths     |
|  | 1,910 S.F. total living space | 2,388 S.F. total living space |
| Purchase Price                             | \$ _____                      | \$ _____                      |
| 2-Car Garage                               | 608 S.F. Included             | 578 S.F. Included             |
| Cart Garage                                | 148 S.F. Included             | 162 S.F. Included             |
| Terrace                                    | 149 S.F. Included             | 149 S.F. Included             |
| HOA Dues/Month                             | \$ _____                      | \$ _____                      |
| Estimated Real Estate Taxes/Month          | \$ _____                      | \$ _____                      |
| Country Club of Bristol<br>Membership dues | \$ _____                      | \$ _____                      |



## Homeowners Association Services

- Homeowners Association Country Club Membership
- Fire, Hazard, Liability and Exterior Building Insurance
- Landscape maintenance
- Grass mowing and trimming
- Lawn fertilization and weed control
- Snow removal
- Flower planting in selected common areas
- Common area lighting
- Exterior building maintenance
- Street/driveway maintenance and repair
- Reserves and future replacement fund (limited)  
(future replacement: roofs, driveways, sidewalks, streets)
- Professional property management services

## Comparison

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- Total:** \$ \_\_\_\_\_

# COMPARISON SHEET - FAIRWAY HOMES

## Exterior:

The Fairway Home designs of Bentley Ridge combine four residences in each building. This stacked-flat, village-style condo is designed to feel as if each unit is an end unit. With unobstructed views overlooking the pristine golf course, the architecture blends with the design of the Clubhouse and Family Fitness Center to accentuate the feeling of living at a private resort.

- High-roof pitch with cupola
- Gated entry
- Fully insulated windows with screens and Low-E glass
- Large, screened terrace
- Raised-panel, insulated garage door with 2-car parking on entry level, including the cart garage on terrace level
- High quality, mahogany entry door & sidelight
- Maintenance-free landscaping around buildings and at main entrance
- Exterior is a thoughtful combination of Alluriam Stone stacked stone - in styles indigenous to the area - and low-maintenance, color-coordinated James Hardie cement board siding products

## Interior:

The Fairway Home designs of Bentley Ridge offer three floor plans to accommodate you. On the main level, choose from a pair of two-bedroom floor plans, while the upper level features three-bedroom units. Upper-level living also includes a private elevator, allowing direct access from the garage to your main living area or the terrace. Each unit in the four-plex has flex space on the ground level, featuring a wet bar, full or half bath and golf cart garage that provides easy access to the golf course. Privacy abounds in the unique design of these quad-unit, stacked flats.

- 9-foot ceilings
- 2-panel, solid core, 1 3/4-inch interior doors
- Lever door handles
- Recessed can lights
- Finished with custom moldings throughout
- Master Suite
  - Spacious, lighted walk-in closet
  - Golf course view and access to balcony
- Master Bath
  - Custom cabinetry

- Granite countertops with double sinks
- Large, tiled shower enclosure with sitting area and solid glass door
- Whirlpool tub
- Tiled flooring
- Privacy wall between vanity and tub/toilet area
- Chef's Dream Kitchen
  - Beautifully crafted custom cabinetry
  - Fully equipped stainless steel appliances
  - Tile flooring
  - Large storage pantry
  - Breakfast bar
  - Breakfast room with open fireplace to living area in 3-bedroom floor plans
- Ground Level "Flex Space"
  - Wall-to-wall carpeting
  - Wet bar
  - Full or half bath
  - Golf cart garage
  - Under stair storage in 2-bedroom units
  - Accessible via stairs in 2-bedroom units or elevator in 3-bedroom units
- 2.5 or 3 baths in 2-bedroom units, 3.5 baths in 3-bedroom units
- 2-car attached garage with automatic garage door opener
- Solid wood flooring throughout main living area and bedrooms
- Wall-to-wall carpeting in flex space on lower/terrace level
- Tiled laundry area with utility sink & custom cabinetry
- In-line gas hot water heater
- Natural gas heat pump and electric central air conditioning
- Energy-efficient and sound-resistant insulation package
- Pre-wired for cable television, internet, surround sound
- Intercom system
- Security system
- Gas log fireplace
- Formal dining room
- Handicap accessible