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COMING SPRING 2020

# MARINA PARC VILLAS AT LAKE ARROWHEAD

## SIMPLE. ELEGANT. LAKESIDE LIVING

Renowned for trend setting design and high-end appointments, Rezide Properties brings rustic luxury to Lake Arrowhead. Starting from \$299,900, these spectacular villas are meticulously melded with nature and provide extraordinary views overlooking the Marina.



LAKE  
ARROWHEAD

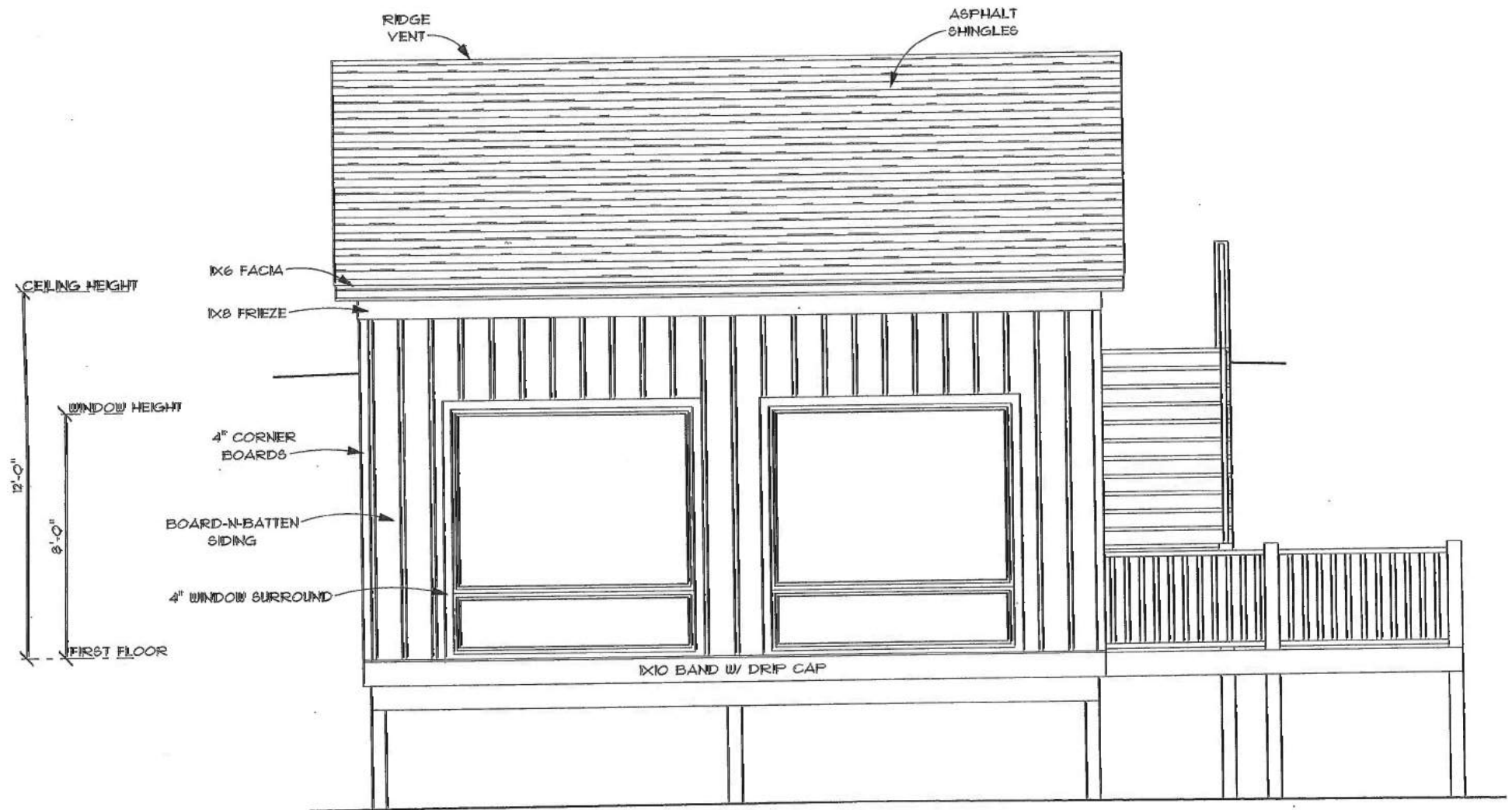


REZIDE PROPERTIES  
JUST LIVE BETTER

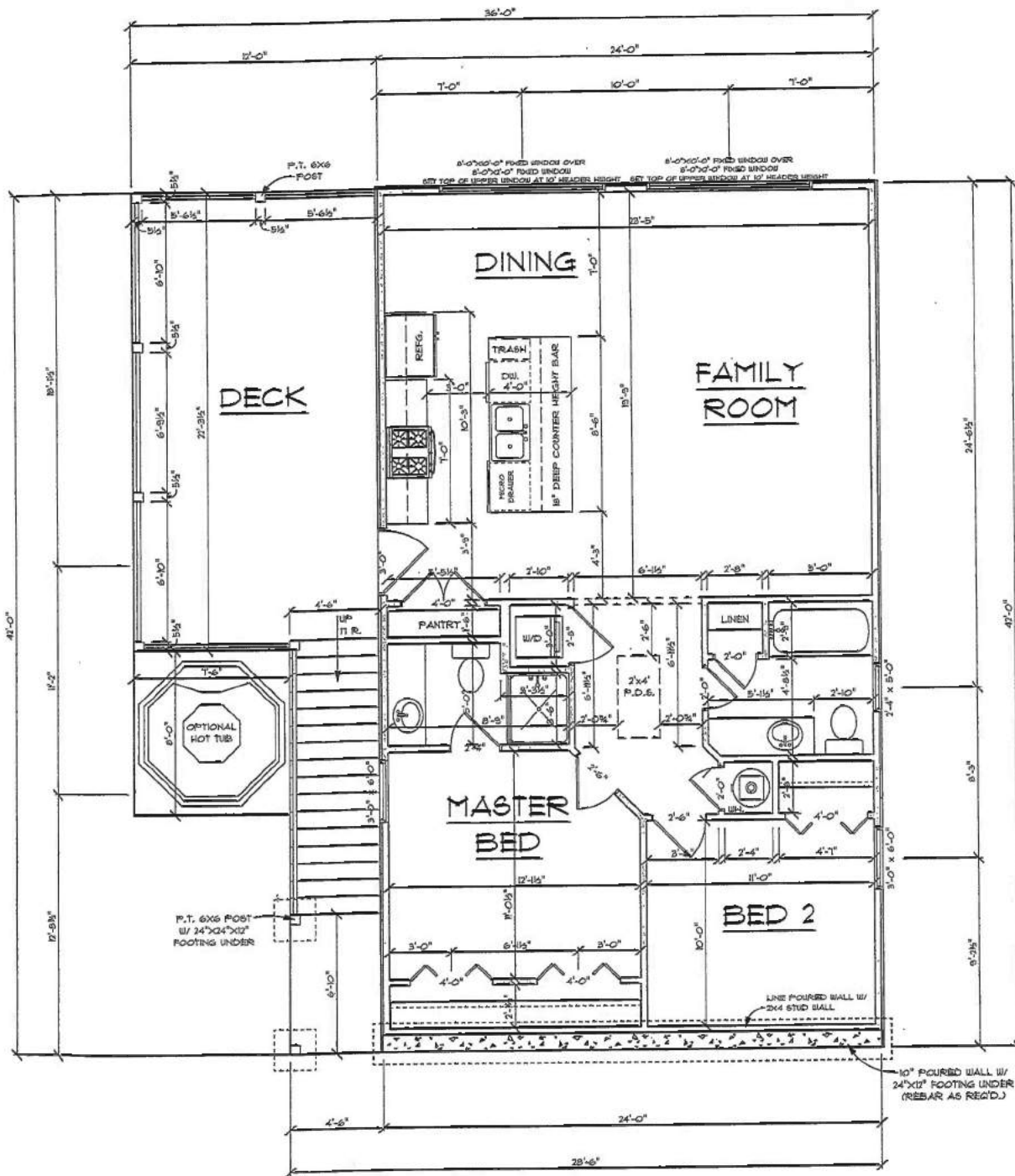
2419 Lake Arrowhead Dr.  
Waleska, GA 30183

[www.lakearrowheadga.com](http://www.lakearrowheadga.com) | 770.720.2700



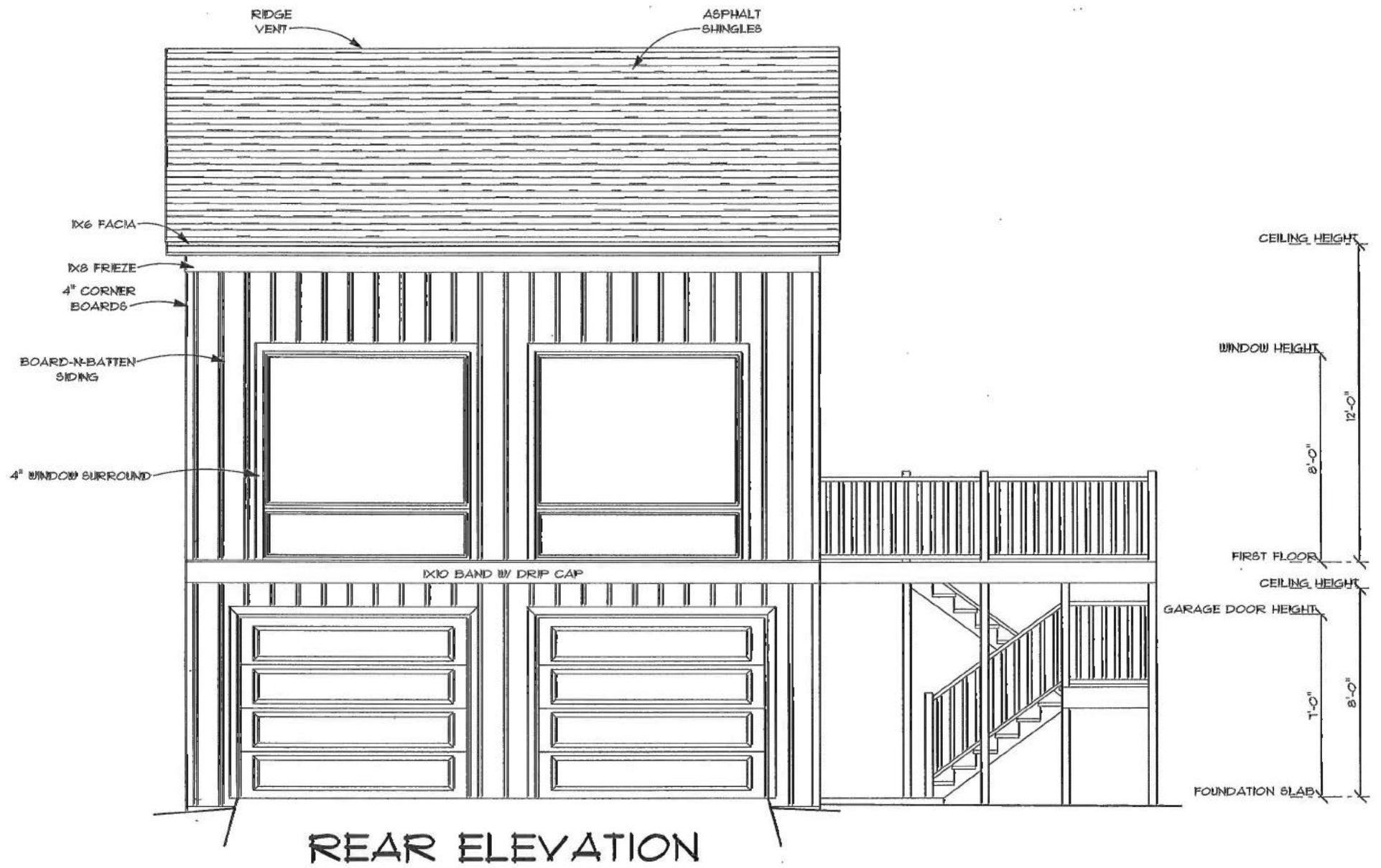


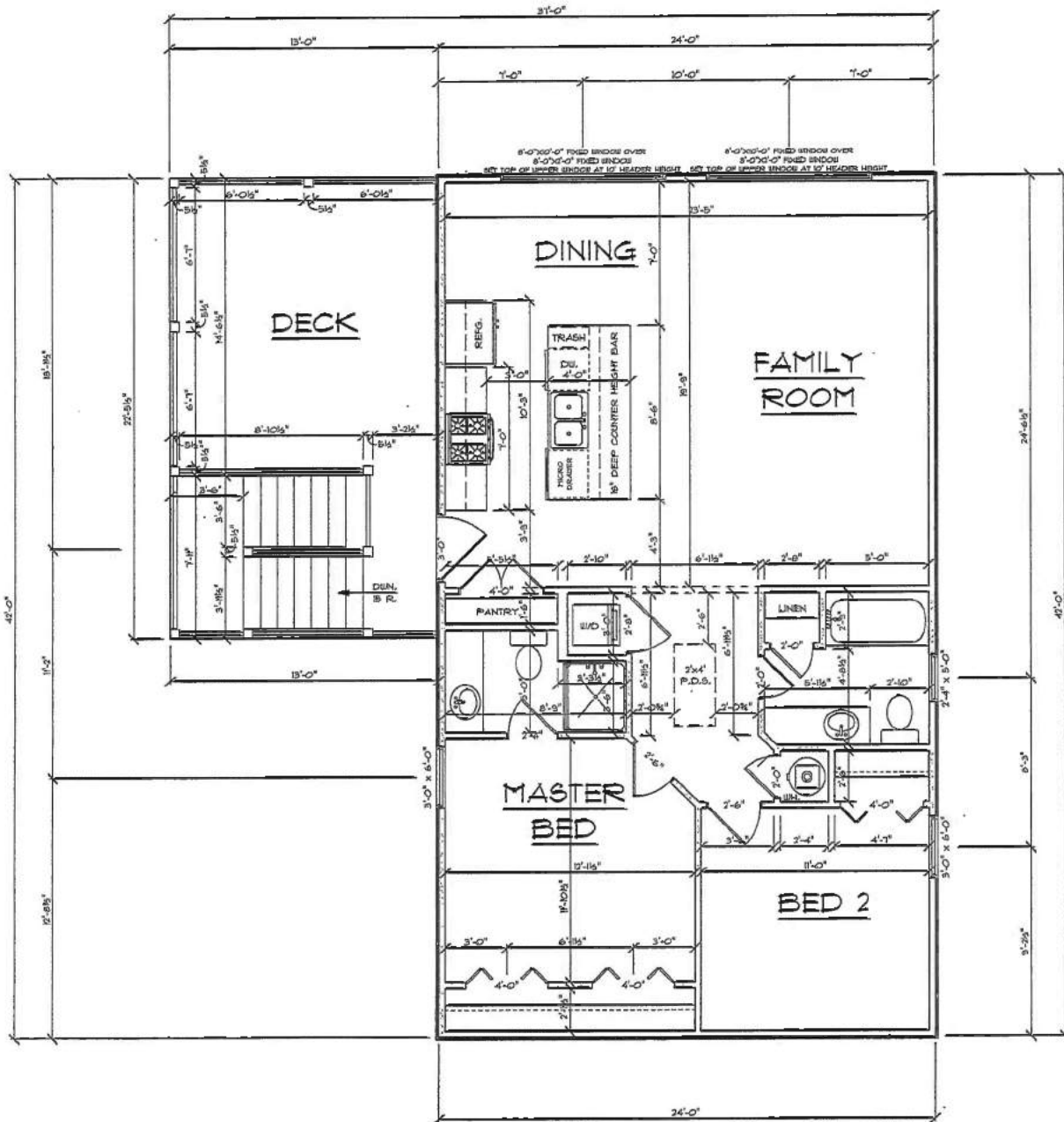
REAR ELEVATION



## FLOOR PLAN

12' CEILING  
1008 HEATED SQ. FT.





# **FLOOR PLAN**

12' CEILING  
1008 HEATED SQ. FT.



# INCLUDED FEATURES

## MARINA PARC VILLAS at Lake Arrowhead

### GARAGE

- 2 car garage (per plan)
- Insulated steel garage door (1 door Opener per door included).
- 1 (minimum) wall plug - GFI
- 1 ceiling light (included in interior lighting allowance)
- 8' garage ceiling

### ROOFING

- 30 year Manufacturer warranted Fiberglass
- Shingles with felt underlayment. Shingle type and color per architectural control guidelines.

### HVAC

- Carrier, Trane, York, Amana or equivalent high energy efficient air conditioning and a electric heating system, with programmable thermostat per system size of unit applicable to sq. footage of unit required by code – 14 seer rated.

### ELECTRICAL

- All switches (toggle), receptacles and appliance outlets to code
- Bath vent per plan and per code
- Dishwasher outlet and disposal switch
- Block, wire & switch for ceiling fan option in bedrooms
- Electric for range
- 220v electric for washer/dryer
- Weatherproof receptacle on deck
- 3 TV coaxial cable and 3 cat5E (data)

### TILE WORK

- Tile master bath shower walls & shower floor
- Tile Kitchen backsplash

### FIREPLACE

- Napoleon Allure electric fireplace with remote and color flame options.

### PLUMBING

- Delta chrome plumbing fixtures in all baths and Kitchens
- Stainless steel sink in kitchen – single, 50/50, 60/40 or 70/30
- Elongated toilets
- Low maintenance shower/tub surround in secondary baths
- Plastic PVC water line from meter to home
- Electric water heater

### FLOORING

- Vinyl flooring in all main living areas including baths
- Carpet in bedrooms and bedroom closets

### MILLWORK

- 6" Craftsman style base trim
- 8' Interior doors – one panel shaker style
- 8' Front door – full light, smooth fiberglass
- Wood windows
- Chrome door hardware

### CABINETS & TOPS

- 42" full overlay shaker panel
- Under mount full extension soft close drawer guides
- Granite (level 1) in kitchen, master bath and guest bath

### PAINT

- All drywall surfaces painted with Sherwin Williams flat latex paint (Builder Standard).
- All wood trim painted with semi-gloss latex enamel (Builder Standard).
- Smooth ceiling finish painted same color as walls
- 12' flat ceilings on main level

### SHELVING

- Ventilated shelving installed in all closets per builder layout

### LIGHTING

- LED lights in main living area
- Designer satin nickel lighting package
- Exterior lighting per builder selections

### APPLIANCES

- Frigidaire "Gallery series" stainless steel electric range
- Frigidaire "Gallery series" stainless steel over range microwave
- Frigidaire "Gallery Series" stainless steel dishwasher

### EXTERIOR FINISHES

- Pressure treated pine deck
- Cement fiber siding
- Aluminum gutters with round aluminum downspouts
- Exterior colors are pre-determined by the Architectural Design Board.
- Pest Ban termite treatment – limited lifetime warranty
- All landscaping will be kept within architectural control specifications.

### ENERGY SAVERS

- Exterior OSB sheathing
- Programmable thermostats
- Efficient 50 gallon water heater
- Insulated garage door

### WARRANTY

- One year Greater Atlanta Homebuilder's warranty
- 2-10 systems & Structural warranty



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## LAKE ARROWHEAD COMMUNITIES, INITIATION FEE:

(This fee is paid at closing); Fee is to capitalize Lake Arrowhead Communities, LLC \$3,000.00

## LAKE ARROWHEAD YACHT & COUNTRY CLUB MASTER ASSOC. MONTHLY FEE:

(This fee is pro-rated at closing and paid each month) \$175.00

This fee includes:

- Common Area Landscape Maintenance Entry Gate Maintenance
- Common Area Street Lighting
- 24 Hour Security
- Street Maintenance and Repair

## AMENITIES:

- Lake
- Pools
- 11+ Miles Hiking Trails
- Tennis Courts
- Open Ball Field
- Outdoor Fitness Center
- Lakeside Park
- Pavilion
- Pickleball Courts
- Event Lawn
- Playground
- Sport Court
- Tennis Backboard
- Fishing Pier
- Marina Pavilion

Maintenance and Operation Professional Management of Community

## MARINA PARC VILLAS, SUB ASSOC INITIATION FEE:

(This fee is paid at closing); Fee is to capitalize Marina Parc Villas \$100.00

## MARINA PARC VILLAS, SUB ASSOC NEIGHBORHOOD MONTHLY FEE:

(This fee is paid at closing); Fee is to capitalize Marina Parc Villas \$75.00

This Fee Includes:

- Neighborhood Amenity Maintenance/Common Area
- Lawn Care
- Professional Management of Neighborhood

## Property Management Company:

### LAKE ARROWHEAD YACHT AND COUNTRY CLUB

[www.lakearrowheadclub.net](http://www.lakearrowheadclub.net)

Greg Cantrell – Community Association Manager

[gcantrell@lakearrowheadga.com](mailto:gcantrell@lakearrowheadga.com)

770-765-6294

Information is believed accurate, but not warranted and is subject to changes, omissions, and errors



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