

Appliances, Upgrades and Options

The appliances vendor for Hidden Harbor is H & H Lifestyles in Brunswick, Georgia. If you have additional questions, please contact our representative: Laurie Watson at 912-265-8100. Or visit www.handhstore.net



Kitchen Appliances		Brand	Model Number	Description	Allowance	Net Upgrade Cost
Refrigerator	Standard	Frigidaire	FRSH6HR35KS	26 cu. ft. Stainless Steel with dispenser	\$895.00	
	Upgrades	Frigidaire Kitchen Aid	FPHS2699KF KFIS25XVMS	SS with Dispenser SS with Dispenser, French Door		\$ 850.00 \$1,300.00
Stove	Standard	Frigidaire	FEF366EC	SS Smooth Top Electric Range	\$395.00	
	Upgrades	Frigidaire	FGEF3044KF	30" Electric Convection Range		\$ 565.00
		Frigidaire	FGGF3054KF	30" GAS Convection Range		\$ 595.00
		Kitchen Aid Kitchen Aid	KERS205TSS KGRS205TSS	30" Electric Convection Range 30" GAS Convection Range		\$ 540.00 \$ 695.00
Microwave Oven and Hood	Standard	Frigidaire	FMV152KS	SS Microwave & Exhaust Hood	\$179.00	
	Upgrades	Frigidaire Kitchen Aid	KPMB189KF KHHC209SSS	30" SS Microwave/Hood 30" SS Microwave/Hood w/ Convection Oven		\$ 215.00 \$ 855.00
Dishwasher	Standard	Frigidaire	FDB1100RHC	SS Dishwasher	\$214.00	
	Upgrades	Frigidaire Kitchen Aid	FGBD2451KF KUDC03FVSS	SS Dishwasher SS Dishwasher		\$ 335.00 \$ 495.00
Disposal	Standard	Insinkerator	Badger	Waste Disposal	\$ 75.00	
	Upgrade	Insinkerator	Evolution Essential	Waste Disposal		\$ 165.00
Other Available Upgrades	Upgrades	Uline	1115WCS	15" Wine Refrigerator		\$1,395.00
		Kitchen Aid	KUWS24RSSS	24" Wine Refrigerator		\$1,595.00
		Kitchen Aid	KBCS24RSSS	24" Beverage Center		\$1,495.00
		Frigidaire	ATF6000FS	Front Load Washer		\$ 595.00
		Frigidaire	AEQ6000ES	Front Load Dryer		\$ 499.00

Kitchen Cabinets		Brand	Wood	Style	Allowance	Net Upgrade Cost
	Standard	Homecrest Custom	Maple	BayPort, EastPort, Madison, Sedona, & Heritage Includes Soft Touch-full extension drawers, standard		
	Upgrades	Homecrest Custom	Cherry	Same as above (kitchen)		\$ 850.00
				Same as above (each bath)		\$ 150.00
				Glass Doors and Lighting		Variable

CABINETS: A wide selection stain colors is available for kitchen cabinets. To view choices and for other cabinet information visit: www.homecrestcab.com. **KNOBS:** The allowance for kitchen knobs is \$180.00 per residence. Owners choosing knob styles above the allowance amount are responsible for the difference. To see knob choices visit: www.topknobusa.com. Knobs must be installed when installers are on site to avoid additional installation charges.

All prices subject to change.

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Interior Upgrades	Item/Option	Description	Net Upgrade Cost
	Elevator	Service to all levels. Raleigh Cab Series with wood floor, natural oak finish walls, standard two-light ceiling. For more information: www.realelevators.com	\$25,000.00
	Balcony Screens	Electric/retractable roll-up screens (vinyl coated fiberglass). For more information: www.screenamerica.com	\$ 6,250.00 (per balcony)
	Gas Log Fireplace	Pilot light with remote (includes standard marble/granite mantle package) Electric ignite with remote (includes standard marble/granite mantle package) Price for non-standard materials for mantle (i.e., cultured stone surround); approximately: For more information: www.vanguardfireplace.com	\$ 4,345.00 \$ 5,025.00 \$ 30.00 sq. ft./installed
	Master Tub:	Kohler spa tub with jets. For more information, visit www.us.kohler.com	\$ 550.00
	Hall Cabinets	Third-floor; lower cabinet with wood top	\$ 1,950.00
	Crown Molding	Crown molding is standard on second floor. Owners may increase/deepen the size of the standard crown molding with an additional wood strip: Crown molding on third floor:	\$ 350.00 \$ 750.00
	Chair Rail	Available in the dining room only.	\$ 135.00
	Stairs	Oak treads and pine risers on stairs.	\$ 3,500.00 (per level)
	Oak Flooring	On third floor (includes carpet credit); approximately:	\$ 3,700.00
	Interior Paint	Owners have a choice of three (3) colors in the standard interior paint package for the entire residence in any combination of rooms. All standard colors are latex flat finish walls and ceiling, with gloss finish on trim. For owners selecting additional paint colors, there is an upgrade cost, PER COLOR, PER ROOM:	\$ 250.00
	Lighting	Custom lighting fixtures are available upon request.	
	Standard Granite	Granite countertops are STANDARD in the kitchen and all baths. Granite counters have a 4" back splash standard. Larger splashes (either granite or tile) are at an additional cost depending on the material selected. Purchasers have a choice of the following standard granite colors in any combination of rooms: Ubatuba, New Caledonia, Fiorito, Santa Cecilia, Luna Pearl. If a different granite color or type is chosen, additional costs will be based upon the stone chosen. www.goldenlesgranite.net	
	Standard Tile	Tile flooring is standard in all bathrooms and laundry room only. Owner may choose from standard tile packages. Variations will increase the price based upon the material chosen.	
	Tile Flooring	Owner may choose from standard tile flooring packages. <i>*Price does not include stairs</i>	Price to convert second floor from hardwood to tile: \$ 3,000.00* Price to convert third floor from carpet to tile: \$ 4,900.00*

Other Features and Information

Audio/Visual: H&H Lifestyles offers owners three levels of audio/visual packages, from TV's to fully integrated sound systems. For more information contact David Gaskins at H&H Lifestyles, (912) 265-8100.

Telephone, TV & Internet Service: All residences are pre-wired for telephone, TV, internet and 4 audio speakers in living room ceiling. Owners may choose from AT&T or Comcast for bundled services with high speed internet.

Security Systems: All residences are pre-wired for front entry and second floor motion and glass, and third floor motion. Owners may choose from two companies for 24-hour monitoring services.

Fire and Smoke Alarms: All residences are equipped with sprinkler systems and fire/smoke detection alarms with 24-hour fire department monitoring.

Country Club Membership

The developers of Hidden Harbor have secured for owners the option of membership to The Brunswick Country Club, located less than five minutes from Hidden Harbor. The facility has recently completed a major re-design of its 18-hole championship golf course (by PGA great, Davis Love III), as well as a new Clubhouse offering dining, lounge, pro shop and instruction. Membership options are as follows:

Full Membership:	Initial Fee: \$4,000 (Individual or family)	Monthly Dues: \$325 (family): \$260 (individual)	Include golf green fees. Cart fees: \$16 (18 holes) and \$8 (9 holes)
Non-Resident Membership:	Initial Fee: \$3,000 (Individual or family)	Monthly Dues: \$114 (family): \$81 (individual)	Include golf green fees. Cart fees: \$16 (18 holes) and \$8 (9 holes)
Social (Non-Golf) Membership:	Initial Fee: \$2,500 (Individual or family)	Monthly Dues: \$108 (family or individual)	

For more information: brunswickcountryclub.com

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