THE CURRITUCK I

Design is an authorized derivative of a copyrighted design of Donald A. Gardner, Inc.

Additional Currituck I Upgrades Available:
- Granite/Silverstone kitchen countertops
- Corian solid surface kitchen countertops
- Tile upgrades (baths & utility areas)
- Lazy Susan cabinet options
- Screened-in porch*
- Single car garage / double car driveway pad*
- Boat dock*

*Not all lots will accommodate this option

BASE PRICE
$159,900*

*Base price includes a standard lot on which to build. Not all houses can be built on all lots. The house of your choice must be matched to a suitable lot.

Steve Coplon
Managing Partner
757-234-1888
www.pelicanpointevillage.com

QUALITY AT
AN AFFORDABLE PRICE

The developer/builder reserves the right on sole discretion to make changes or modifications to maps, plans, specifications, materials, features and colors without notice. All maps, plans, landscaping and elevation renderings are artist conceptions and are not to scale. Product type is subject to availability. Optional features may be included at additional cost, subject to construction cut-off dates. Prices are subject to change without notice.

Design is an authorized derivative of a copyrighted design of Donald A. Gardner, Inc.
Comfortable, new Pelican Pointe Village home. Maintaining your family and friends in your beautiful, waterfront town with a beautiful historic district, Elizabeth City is a thriving riverfront town with a beautiful historic district, quaint waterfront, two colleges, hospital and more. You’ll be less than an hour from the famous Outer Banks beaches and the ocean and an hour from shopping, cultural activities, professional sports and airport in Norfolk, VA. Pelican Pointe Village has the fun, fellowship and daily activities that everyone enjoys. There’s waterfront access to the Pasquotank River, boat launch and docks, clubhouse and pool. Golf, bike and walk year round. No yard maintenance to think about – the Homeowner’s Association does that for you. You’ll look forward to entertaining your family and friends in your beautiful, comfortable, new Pelican Pointe Village home.

**DIRECTIONS FROM THE NORTH:**
US17 S toward Elizabeth City. Merge onto US 17 BYP S exit on left. Take Halstead Blvd Ext (Exit 258). Turn left & follow NC 344/Halstead Blvd. Halstead Blvd becomes Weeksile Rd. Follow signs for Coast Guard Station. Just before Coast Guard Station, turn left onto Pelican Pointe Drive. Turn left onto Spoonbill Loop.

**Pelican Pointe Village**, in Elizabeth City, north-east North Carolina, is an affordable, established community with quality homes where you’ll find the relaxing, slower-paced year-round lifestyle that’s always been your dream. The cost of living here is significantly lower than most parts of the country. And what a life it is! Elizabeth City is a thriving riverfront town with a beautiful historic district, quaint waterfront, two colleges, hospital and more. You’ll be less than an hour from the famous Outer Banks beaches and the ocean and an hour from shopping, cultural activities, professional sports and airport in Norfolk, VA.

**STANDARD FEATURES / ALL MODELS**

**Custom Interiors**
- Dramatic 9-foot first floor ceiling height
- “Knock Down” ceilings throughout
- Elegant ceramic tile floors in entry & kitchen
- Wall switches at 44 inches throughout
- Stain resistant wall-to-wall carpet in a choice of decorator colors
- Polished brass lever interior door handles
- Classic six-panel colonial doors throughout
- Direct vent pre-fab gas log fireplace
- Standard colonial interior casing and base moldings throughout

**Exterior Features**
- Choice of color theme
- Maintenance-free vinyl siding with limited Lifetime Warranty
- 30-year class "A" architectural-style fiberglass roof shingles
- Vinyl insulated single hung tilt sash windows for easy cleaning
- Raised panel insulated garage door with automatic opener and remote control
- Lighted front door bell
- Lighted post in front yard

**Luxurious Baths**
- Vinyl floor
- Single lever chrome faucets
- Elongated toilet bowels
- Medicine cabinets in full baths
- Easy-clean fiberglass tub/shower unit in master bath and main bath
- Elegant cultured marble vanity tops

**Quality Construction**
- Natural gas heating with central air
- 200 amp electric service with copper wiring
- Quick recovery 40-gallon natural gas hot water heater
- R-13 batt insulation walls
- R-30 blown ceiling insulation
- Screens on all operable windows and sliding doors
- Steel reinforced foundation with brick veneer to grade
- Seamless aluminum gutters & downspouts
- Vinyl splash blocks

**Convenience & Safety**
- Bathroom exhaust fans
- Advanced warning electric smoke detectors with battery backup
- Dead bolt security locks on all exterior doors
- Front and rear weatherproof exterior electrical outlets
- Convenient front & rear extension hose bibs
- 2-10 Home Buyers Warranty

**Amenities**
- Clubhouse
- Village pool
- Lake/Pond
- Tennis courts
- Private & community boat ramp access
- RV/boat community parking area
- Walking trails
- Community flower gardens
- Walkways
- Professional landscaping

**UPGRADE OPTIONS / ALL MODELS**
- Full intercom system
- Wire for surround sound/family room only
- Add interior ceiling fans
- Marble hearth & surround
- Base appliance upgrade to black or bisque
- Base appliance upgrade to Profile Series: white, black, bisque or stainless steel
- Standard washer/dryer - white
- Profile Series washer/dryer - white
- Stackable washer/dryer - white
- Standard freezer-on-top refrigerator
- Standard side-by-side refrigerator
- Profile side-by-side refrigerator
- 60” tub/shower doors
- 60” fiberglass shower unit
- 60” fiberglass shower door
- Wide base and casing trim throughout
- Undermount stainless steel kitchen sink
- “Knock Down” finish on walls

*See other side for additional upgrade options available on this specific model.*

The developer/builder reserves the right in sole discretion to make changes or modifications to maps, plans, specifications, materials, features and colors without notice. All maps, plans, landscaping and elevation renderings are artist conceptions and are not to scale. Pric- ing effective January 19, 2012. Prices may be increased or decreased at any time and may vary by building location. Product type is subject to availability. Optional features may be included at additional cost, subject to construction cut-off dates. Prices are subject to change without notice. Void where prohibited by law.