

First Flight Retreat

FEATURES

Interior Features

- Ceramic tile flooring in foyer, kitchen, all baths and laundry room
- High (9 foot) ceilings throughout
- 6-panel solid wood interior doors
- Panoramic sliding glass balcony doors
- Luxurious simulated-tile shower baths
- Pre-wired for cable television in great room and all bedrooms
- Pre-wired for telephone in great room and all bedrooms
- Ceiling fans in living room and all bedrooms
- Professionally designed light-fixture package
- Whirlpool® stainless steel appliances
- Space-saving Whirlpool® stacked washer and dryer
- Cultured marble vanity tops in all bathrooms
- Elongated commodes in all bathrooms
- Custom crafted Aristocraft® cabinets
- Moen® bathroom sink fixtures with lever handles in chrome
- Knockdown ceiling & walls in all living areas including baths
- Designer-selected interior paints
- Full-width mirrors in all baths
- Complete furniture package
- Two elevators

Exterior Features

- Private terraces with ceramic tile
- Cerainteed Hurricane impact resistant windows
- Tamko® 50-yr asphalt shingles
- Enclosed, climate controlled walkways to all units
- High-quality exterior paint with fungicidal additive
- Thermatrue® embossed wood grain, insulated fiberglass exterior doors
- Solid cedar exterior trim
- Exterior lighting on terrace
- Modified urethane sealant around exterior doors & windows
- Hardiplank® low-maintenance siding with 50-year warranty

Luxurious Baths

- Elongated commode
- Luxurious simulated-tile shower-bath
- Ceramic bathroom tile on floors
- Upgraded Moen® plumbing package with brushed nickel finish and lever handles
- Custom-crafted Aristocraft® cabinets w/ choice of wood doors
- Cultured marble vanity tops

The Gourmet's Kitchen

- Ceramic tile floors
- Granite countertops with bull-nose edge
- Ceramic tile walls between upper and lower cabinets
- Custom-crafted Aristocraft® cabinets in choice of styles
- Whirlpool appliance package in stainless steel
 - 30" smooth-top range
 - Energy efficient, spacesaver microwave
 - Deluxe 4-cycle sound insulated dishwasher for quiet operation
 - 25 cubic foot refrigerator/freezer with ice-maker and water dispenser in door
- Dual compartment stainless steel sink with Moen high-rise faucet (undermounted with granite countertops)

Association Dues Cover

- Common Electricity
- Sewage
- Water
- Wireless Network
- Extermination
- General Maintenance
- Common Insurance
- Elevators
- Grounds Maintenance
- Salt-water Pool
- Legal and Accounting
- Management Fee
- Replacement Reserves

Safety and Energy Features

- 13 SEER central air conditioning and heat
- Programmable thermostats
- Double element, energy-efficient high recovery water heater
- Smoke detectors on all floors
- Dead-bolt locks for added security
- All bathroom walls insulated for sound
- Tempered glass windows in sensitive areas
- Hurricane impact-resistant windows
- Two-hour fire rated walls between units
- Schlage® door locks
- Automatic sprinkler system

Construction Standards

- Built to exceed North Carolina's most stringent Hurricane Code
- Concrete pilings set up to 30' below grade
- White vinyl double-hung windows and glass doors engineered for wind load standards
- 1/2-inch CDX plywood sub-siding
- 30-lb felt under roof shingles and siding
- Class A construction steel frame building
- 7-1/2" solid concrete floors on all units
- Solid cedar trim

Electrical Features

- Minimum 200 amp electrical service with disconnect
- Structured wiring including both category 5 pre-wire for telephone which will accommodate up to four phone lines
- RG-6 quad shielded coaxial cable for TV and video, which helps protect your TV signal from outside interference or noise
- All wiring will be homeruns to the central distribution

Community Amenities

- Outdoor salt-water pool
- In-ground spa
- Oceanfront deck
- Boardwalk to beach
- Endless ocean views
- Fitness room with state of the art cardio equipment
- Game room with pool table