



SUN SALT AIRE

TOWNHOMES • KILL DEVIL HILLS, NC



Similar photos

Sun Salt Aire is located steps from the beach in Kill Devil Hills. Ready for occupancy Now!

Sold fully furnished by Exotic Home, these five maintenance-free townhomes will not last long given their pricing.

OUR NEW TOWNHOMES FEATURE THE FOLLOWING:

~~One St. George East End Unit \$399.9K SOLD!~~

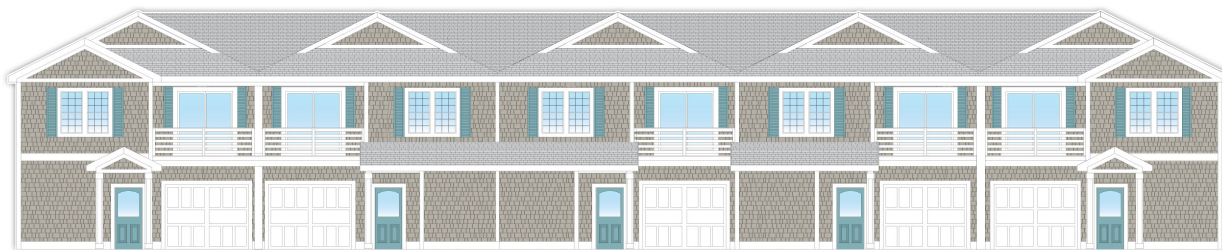
Three Interior Somerset Units \$389.9K

One Somerset West End Unit \$399.9K

St. George: 3 Bedrooms, 2.5 Baths, 1 Car Garage, 1514 Sqft

Somerset: 2 Bedrooms, Den, 2.5 Baths, 1 Car Garage, 1514 Sqft

PRICES SUBJECT TO CHANGE BEFORE START OF CONSTRUCTION.



Contact REALTOR Sunny Liberty Berle at (252) 244-7118 Today to Learn More about Sun Salt Aire Townhomes.

www.SunSaltAire.com





- FLOOR PLANS -

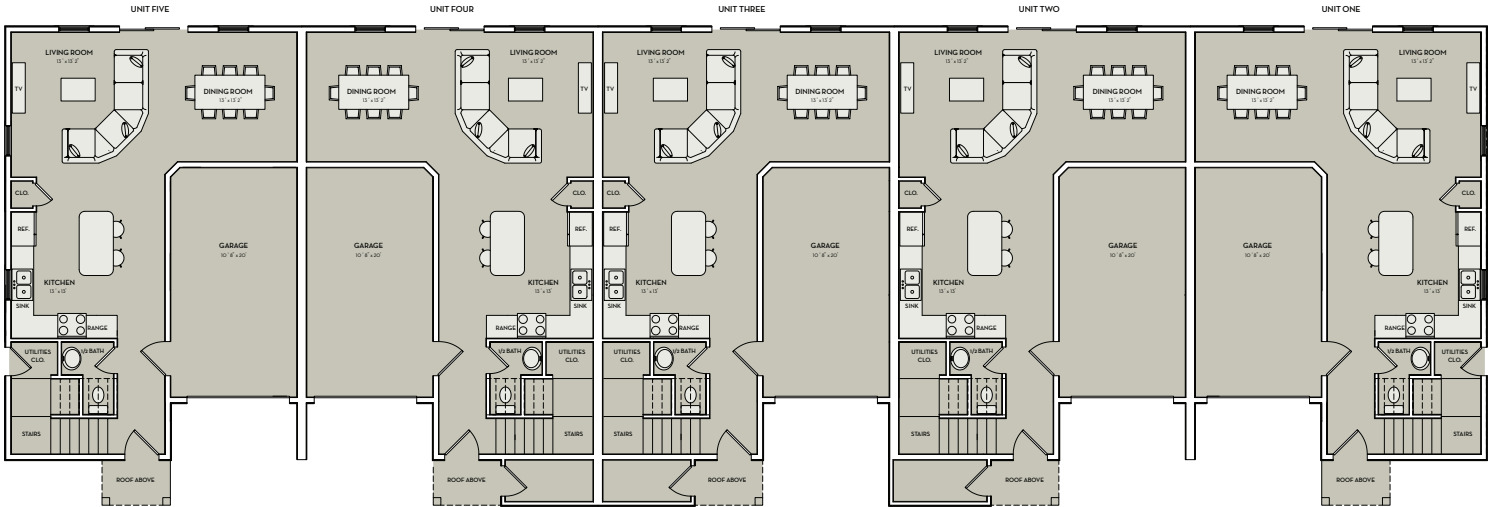
St. George Model
\$399,900 - SOLD!

Somerset Model
\$389,900

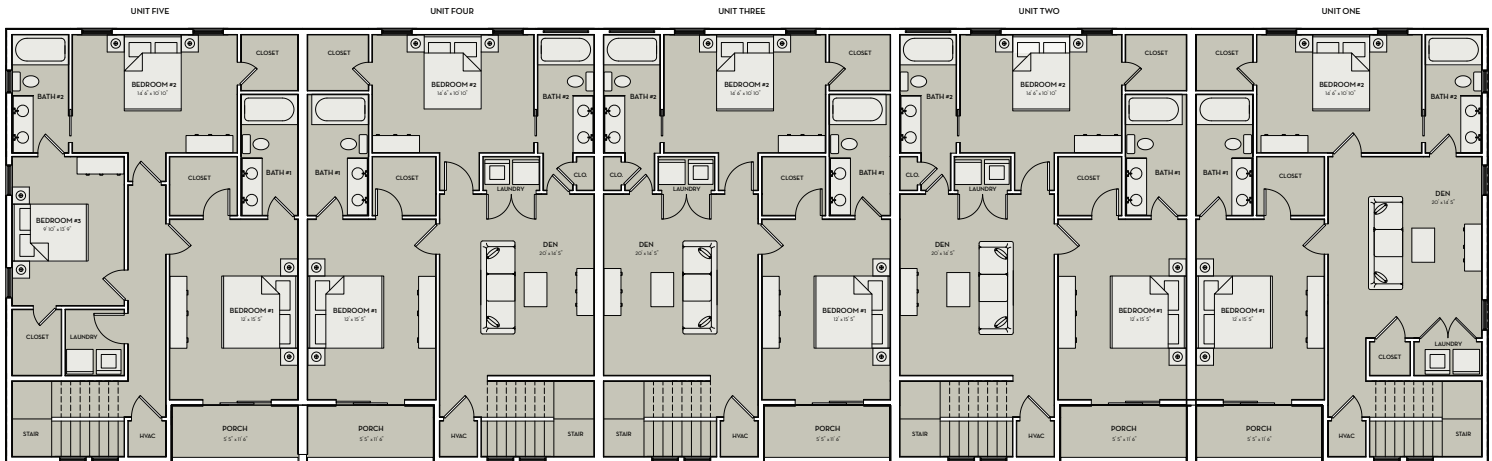
Somerset Model
\$389,900

Somerset Model
\$389,900

Somerset Model
\$399,900



GROUND FLOOR



FIRST FLOOR

One St. George East End Unit \$399.9K - SOLD!
Three Interior Somerset Units \$389.9K
One Somerset West End Unit \$399.9K

St. George: 3 Bedrooms, 2.5 Baths, 1 Car Garage, 1514 Sqft
Somersets: 2 Bedrooms, Den, 2.5 Baths, 1 Car Garage, 1514 Sqft





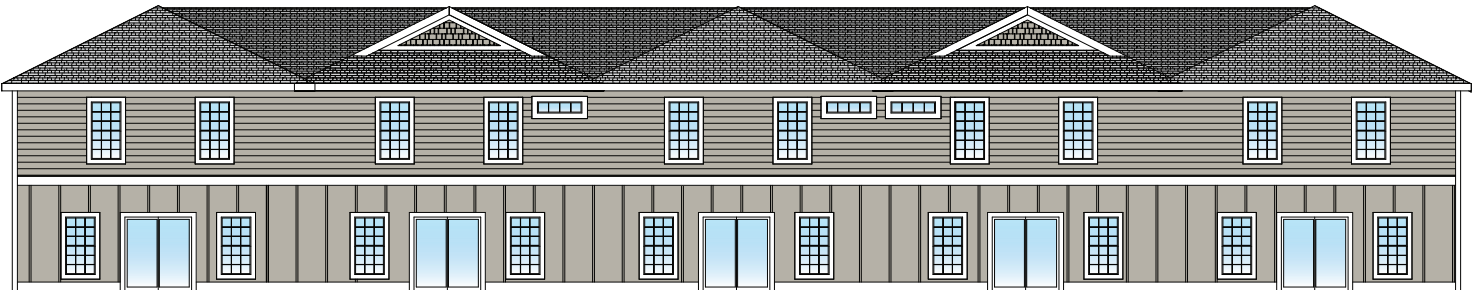
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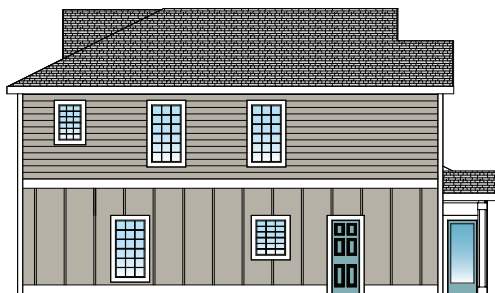
- ELEVATIONS -



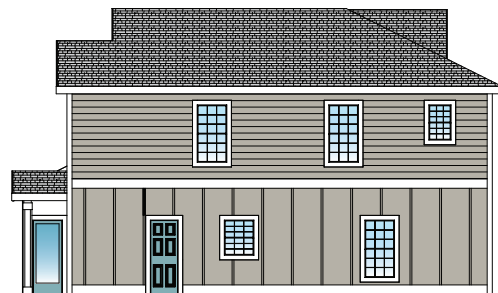
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

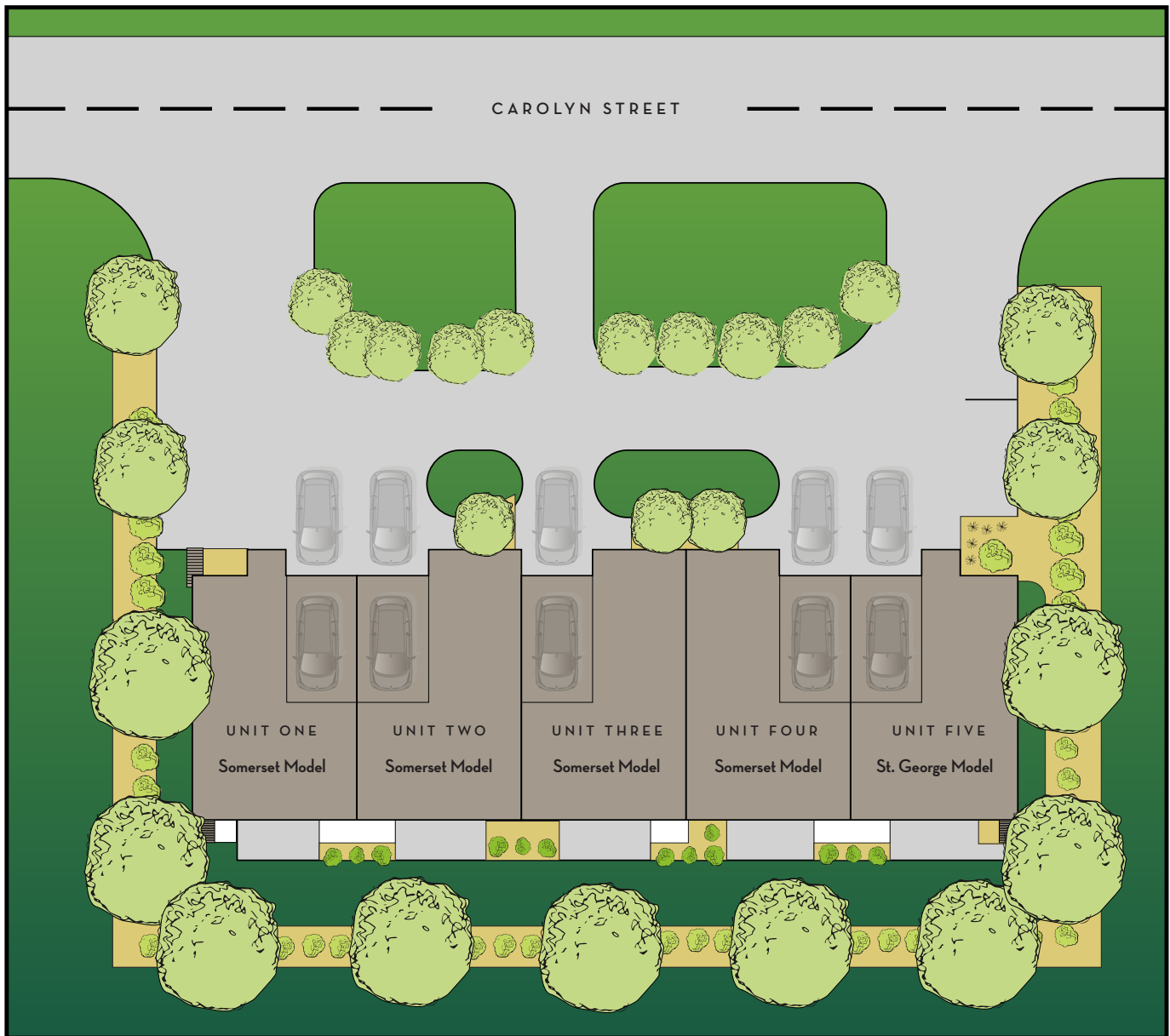




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- SITE PLAN / MAP -





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- CONSTRUCTION FEATURES -

- 10 Year Bonded Builders® Warranty.
- Lutron® Smart home technology.
- Foundation will be a combination of 8" x 8" x 16' treated .80 retention and slab pour ground floor. 2' x 6' exterior walls and 2' x 4' interior walls, TJI Joist 11 7/8" deep and 16" o.c., 2' x 6s'.
- 7/16 osb sheathing on exterior walls and 1/2 cdx roof sheathing.
- 4. Nichiha fiber cement combination of board and batten, 7" exposure lap, and shake siding over #30 impregnated felt. Blind nailing on most install and stainless steel fasteners where blind nailing is not possible. 1 x 6 fascial with 12" vented soffit, 5" corners and 1 x 4 window and door trim, 1 x 10 beauty bands all in Trex Trim.
- Insulation is kraft faced R-30 ceilings, R-19 under floor, R-13 ext walls, R-11 interior walls.
- Sherwin Williams Super Paint.
- All other interior sheetrock walls to be slick finish, ceilings to be 5/8 fire code slick finish.
- Flooring in all common areas and bathrooms Karndean LVT in the Van Gogh Collection. Bedrooms to be Shaw Clear Touch Polyester Loop carpet.
- All Baths but Master bath to be Sterling Vickrell tub / shower combination.
- 10 Year Warranty on York® HVAC.
- Kohler® Plumbing fixtures, faucets, valves and trims to be Kohler "Devonshire" in finishes of polished chrome, brushed nickel or oil rubbed bronze.
- Toilets to be Kohler "Wellworth" 1.28 gallon with elongated seats.
- 200 amp electrical service with white switches and outlets, Lighting Fixtures by Feiss.
- Air to Air heat pump by York 14 seer Energy Star rated with 10 Year Manufacturer Direct Warranty for parts and labor.
- Wolf Cabinetry in Four Finishes. All knobs to match plumbing fixtures. Ceramic subway tile backsplash.
- Kitchen and bathroom counters to be full 3 cm granite pencil edge with undermount stainless 50/50 sinks except for ground level bath which is to be cultured marble and mid level 1/2 bath with pedestal sink.
- All Whirlpool® appliances to include ceramic top range/oven, combination microwave/hood and dish washer in stainless steel.
- Windows to be Energy Star rated double hung vinyl impact resistant windows by Simonton, a JD Powers top choice.
- Energy Star Rated Simonton Safe Point Impact Resistant Vinyl.
- Home Features a Whole Home Fire Sprinkler Suppression System.





- SUN SALT AIRE HOA DUES -

SunSaltAire HOA Dues	Per Unit Monthly
HOA Management Fee	\$25
Annual Lawn Care/Sprinkler Maintenance*	\$58.33
Annual Maintenance**	\$16.66
Roof Reserves***	\$16.66
Painting Reserves****	\$20
Sewer/Water	Owner Direct
Landscape Sprinkler Water, Electric	\$17.5
HOA GL and D and O policy*****	\$8.33
Total HOA	\$162.48

Annual HOA managemnt \$1,250.00

*Lawn Maintenance, Mulching, Weed Control, Pest Control, Etc.

**Annual Pressure Wash, Touch Up Paint, Caulking, General Maintenance 1000.00 Annual

*** 20 Year Replacement= \$20,000.00

**** 10 Years Repaint= Todays Cost \$12,000.00, 10 Year Cost

***** \$500 Annual

