

THE RETREAT

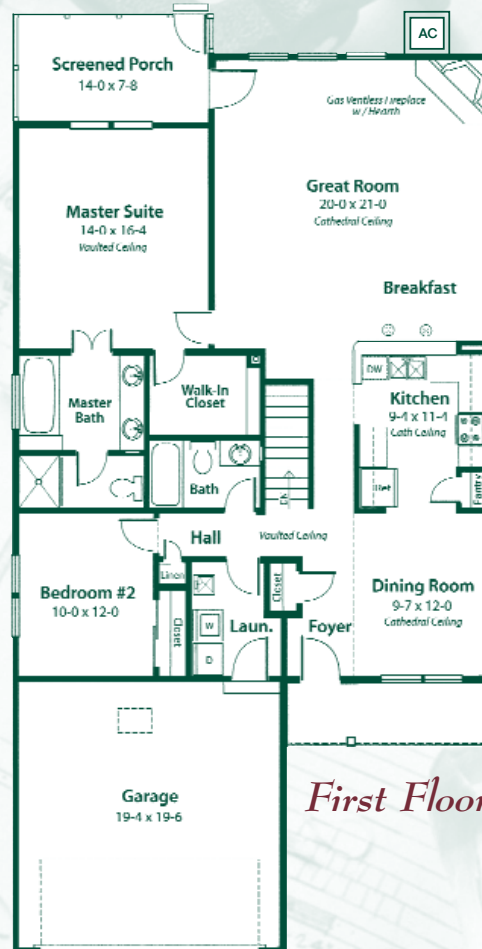
CONDOMINIUMS

at *Polaris*

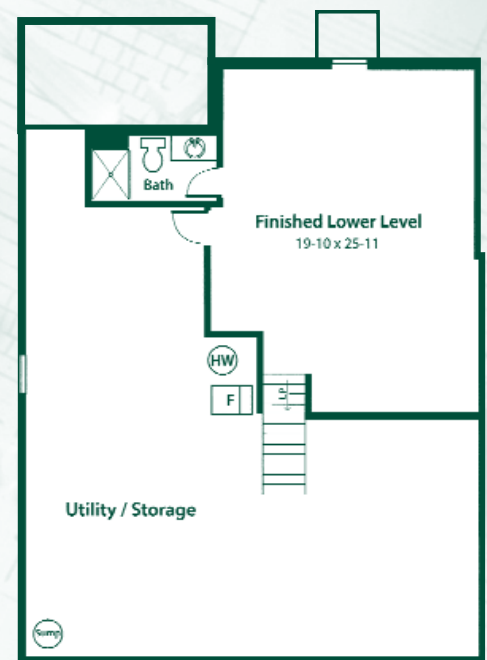
THE BIRCH

2 Bedrooms • 3 Baths • Ranch

- 2 bedrooms, 3 baths
- Ranch with standard finished lower level
- Cathedral ceilings in dining room, kitchen and great room
- Master suite with vaulted ceiling, walk-in closet, and double sinks
- Breakfast area & formal dining room
- Corner gas ventless fireplace with hearth
- First floor laundry
- 2-car garage
- Screened porch
- Walk-outs available on select units



First Floor



Finished Lower Level

OLYMPUS

COMMUNITIES

(614) 436-4100



THE RETREAT

CONDOMINIUMS

at Polaris

THE BIRCH

2 Bedrooms • 3 Baths • Ranch



INTERIOR FEATURES:

- Designer brushed nickel lighting package
- Delta brushed nickel kitchen and bath faucets
- 6-panel interior doors with upgraded white or bisque interior wood trim package
- Schlage brushed nickel lever interior door handles
- 40 gallon, gas hot water heater
- Security system included in each unit
- Ventilated shelving in all closets
- Cathedral ceiling in dining room, kitchen and great room
- Vaulted ceilings in all master suites
- Marble window sills
- Fireplace with gas logs included in each unit
- Smoke detectors included on each level
- Pre-wired for cable TV outlets and phone jacks
- Ceramic flooring in foyer, kitchen, laundry room and baths
- Upgraded stain-resistant plush carpeting with 6 lb. 1/2" rebond pad
- Poured 8 ft. concrete basements
- Standard finished lower level
- Sub floors glued, nailed, sanded and screwed
- Switched outlets in all bedrooms and living room
- Privacy locks on bedroom and bathroom doors
- High efficiency gas heating and electric central air conditioning
- Linen closet
- 1st floor laundry

KITCHEN:

- Breakfast bar
- Appliance package which includes electric range, microwave, dishwasher and garbage disposal
- Designer Corian counter tops
- Corian undermount, double bowl sink
- Formal dining room
- Raised-panel, custom, white, bisque or oak kitchen cabinets
- Pantry

BATHROOM:

- Designer Corian counter tops with drop-in Mansfield sinks
- Ceramic tile tub and shower surrounds
- Anti-scald pressure balance valves on all tub & shower controls

EXTERIOR FEATURES:

- Stone and Hardie shake siding fronts with stucco
- Screens for all windows
- 2" blinds included on all windows
- Beautifully landscaped and sodded common areas
- Front porches on all models
- Two-car garages fully drywalled
- Garage door openers included
- Raised-panel, insulated garage doors with divided light glass windows
- Fiberglass insulated front door with deadbolt
- Standard screened porch
- 30-year dimensional roof shingles
- Hose bib in garage
- Coach lights on all garages
- Deck will be standard with optional paver patios on walk-outs only

MAINTENANCE-FREE LIVING INCLUDES:

- Professional property management
- Exterior building insurance
- Grass and landscaping service
- Snow removal on streets and driveways
- Individual unit water, sewer, electric and gas billing
- Exterior building repair and maintenance

The builder reserves the right to substitute building materials of comparable value/quality as necessary due to limited availability.

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