



SCHOONER BAY

THE OCEAN ESTATES COLLECTION



BEACH VIEW HOUSE I





1ST FLOOR



2ND FLOOR

Beach View House I

5 Bedroom, 5 1/2 Bath

1st Floor Living Area	1,644 sf (152.70 sm)
2nd Floor Living Area	1,859 sf (172.70 sm)
Total Living Area	3,503 sf (325.40 sm)
Verandahs	1,335 sf (124.00 sm)
Total Area	4,838 sf (449.50 sm)

BEACH VIEW HOUSE II





Beach View House II

3 Bedroom, 3 1/2 Bath

1st Floor Living Area	1,101 sf (102.29 sm)
2nd Floor Living Area	1,101 sf (102.29 sm)
Total Living Area	2,202 sf (204.58 sm)
Verandahs	1,414 sf (36.00 sm)
Total Area	3,616 sf (335.94 sm)

BEACH VIEW HOUSE III





Beach View House III

3 Bedroom, 3 Bath

1st Floor Living Area	912 sf	(84.70 sm)
2nd Floor Living Area	849 sf	(78.80 sm)
Total Living Area	1,761 sf	(163.50 sm)
Verandahs	956 sf	(88.80 sm)
Total Area	2,717 sf	(252.40 sm)



SCHOONER BAY

The Ocean Estates Collection Features

- Authentic Bahamian architecture with Alaskan yellow cedar shingle roof and decorative plank or louvered shutters
- Dual covered verandahs to enjoy outdoor living and the Atlantic sea breeze
- Poured concrete foundations and load-bearing vertical walls
- Decorative plaster finishes painted in colorful island hues
- Brass and copper exterior sconce lighting at entry
- Tropical landscaping to blend with the natural environment

Residence Features

- Cross-ventilated living spaces with plentiful windows
- Raised ceilings with painted wood finish and Hunter® ceiling fans
- 18" x 18" travertine floor tile throughout main living areas
- 7' and 8' 6"-panel and faux louver interior doors with decorator door hardware
- 10-lite French exterior wood and vinyl clad doors with Andersen® and Emtex® locks
- Andersen® 400 Series double-hung sash impact windows
- Interior trim package to include:
 - 4" wood door casings 6" wood base boards
 - 6" crown moulding 3" chair rail
- 4" Recessed lighting, decorative sconces and wall lights throughout

Kitchen Features

- Custom shaker-style wood cabinetry with soft-close drawers, hardware finish (French antique, polished chrome and oil-rubbed bronze) and open-shelves above
- Granite and red-oak butcher block countertops
- Undermount (single or double bowl) stainless steel sink with Kohler® faucet

Upgraded appliance package included

- Viking® French door refrigerator with ice and water dispenser and bottom freezer
- Viking® sealed burner dual fuel range
- Viking® convection microwave oven
- Viking® professional dishwasher
- Viking® undercounter wine cellar
- GE® Profile front load gas washer and dryer with steam

Bathroom Features

- Carrera® marble bathroom vanity countertops or pedestal sinks per plan
- Toto® water closets or equivalent
- Kohler® single-lever shower valves and widespread lavatory faucets
- Travertine flooring, 9" x 18" brick pattern shower walls and 6" x 6" shower floors
- Tempered-glass shower door with chrome handles
- Kohler® towel bar and paper towel holder

Energy Efficiency

- Energy-efficient geothermal cooling system
- Indoor waste and recycling containers – owner supplied
- Exterior composter equipment with triple outdoor bin and tumbler – owner supplied
- Domestic hot water system from geothermal cooling system and on-demand gas hot water heater system
- Covered golf cart port with electrical charging system
- Icyne® in attic of all conditioned areas



FOR MORE INFORMATION ON PRICING AND AVAILABILITY, PLEASE CONTACT OUR SALES TEAM AT
242.366.2048 OR TOLL-FREE 888.275.1639 OR VISIT SCHOONERBAYBAHAMAS.COM

All dimensions, features and specifications are approximate and subject to change without notice.

Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property.



Cotton & Company