

THE MONTAUK®

OPTIONAL SCHELL STYLE C



*Rendering is an artist's conception and is for illustrative purposes only.



ELEVATIONS

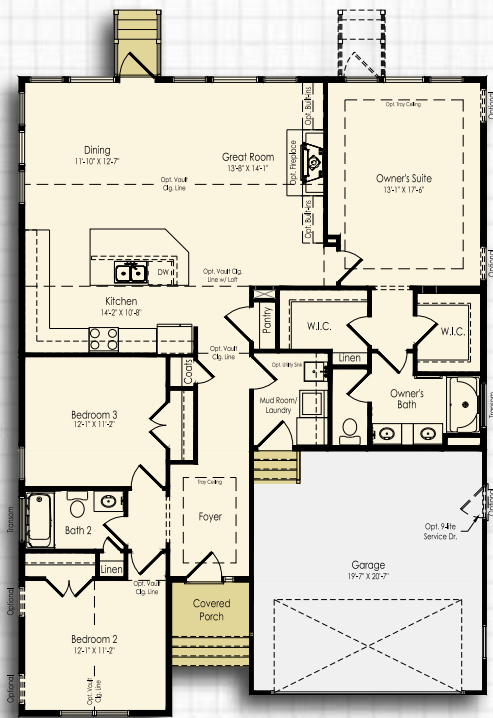
INCLUDED SCHELL STYLE A



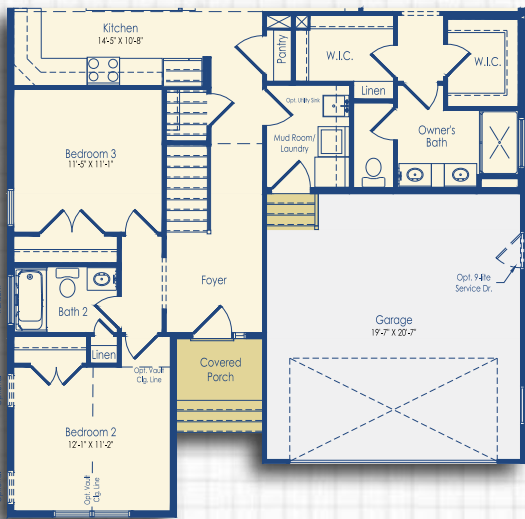
OPTIONAL SCHELL STYLE B



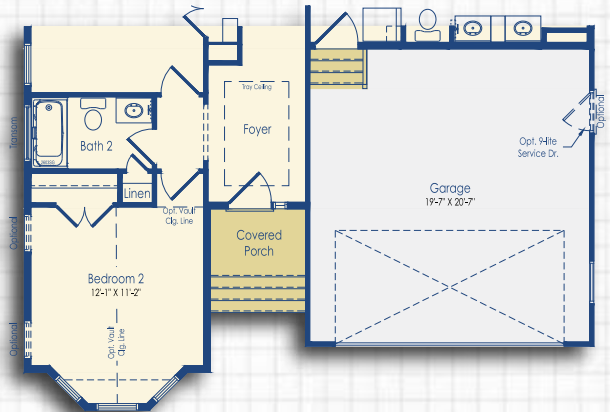
OPTIONAL SCHELL STYLE C



Included Schell Style A
First Floor



Included Schell Style A and Optional Schell
Style B with Optional Loft/Bonus Bedroom
First Floor



Optional Schell Style C
First Floor

FLOOR PLAN

THE MONTAUK

Beds	3 - 5
Baths	2 - 4
Heated Sq. Ft.	1,661 - 4,104
Total Sq. Ft.	2,112 - 5,662

*Floor plan dimensions are approximate.

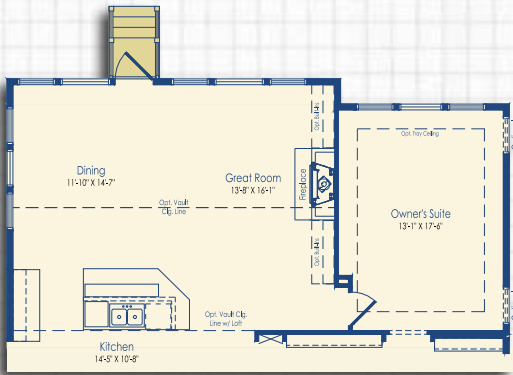


First Floor
Included Schell Style A

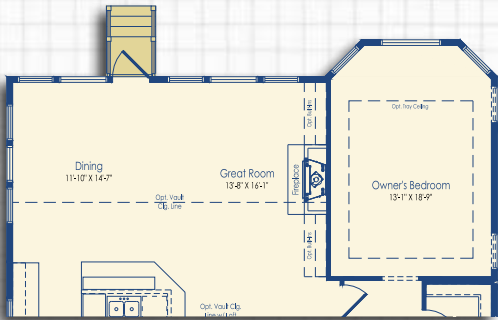
FIRST FLOOR EXTENSIONS

SQUARE FOOTAGE	
Luxury Owner's Suite I/II	+61
Luxury Owner's Suite w/ 2ft. Rear Extension	+114
Optional 2 Ft. Rear Extension	+53

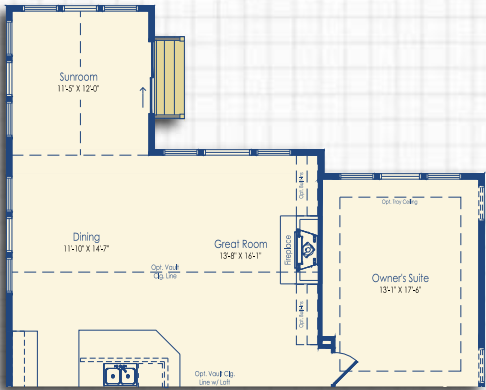
*Floor plan dimensions are approximate



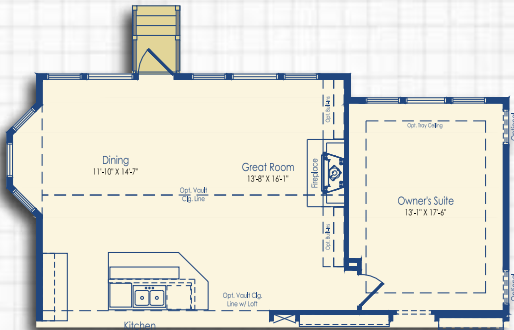
Optional 2 Ft. Rear Extension



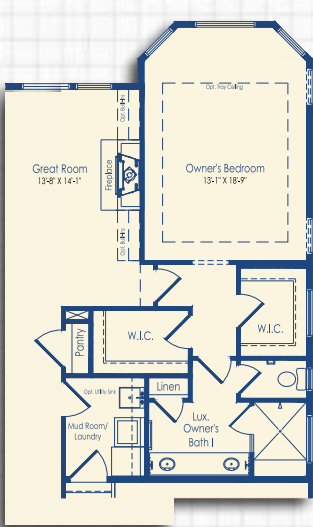
Optional Luxury Owner's Bath I/II with
Optional 2 Ft. Rear Extension



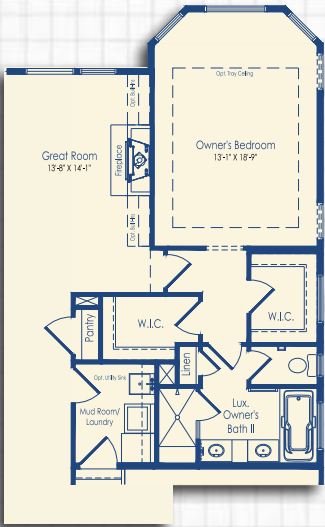
Optional 2 Ft. Rear Extension with Optional
Sunroom



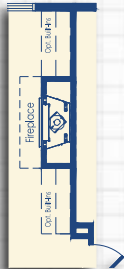
Optional 2 Ft. Rear Extension with Optional
Dining Bay Window



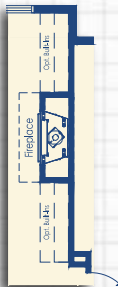
Optional Luxury Owner's
Suite I



Optional Luxury Owner's
Suite II



Optional
Insert
Fireplace



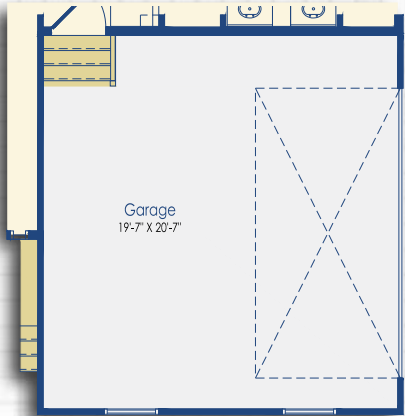
Optional Insert
Fireplace with Optional
2 Ft. Rear Extension

GARAGE OPTIONS

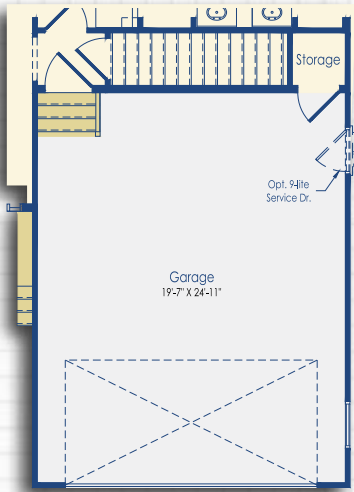
SQUARE FOOTAGE

4' Garage Extension	+81
4' Garage Extension with Basement	+88
3-Car Side Load Garage	+202

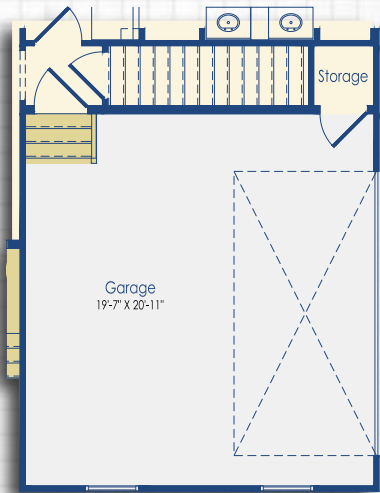
*Floor plan dimensions are approximate



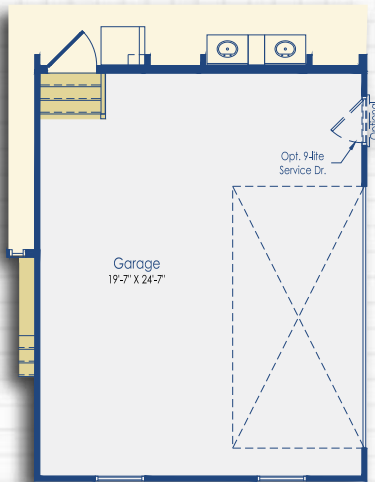
Optional Side Load Garage



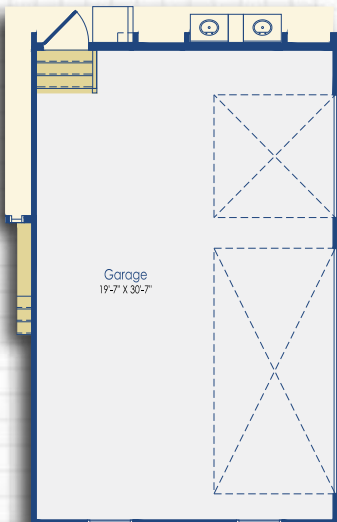
Optional Basement with Optional 4 Ft. Garage Extension



Optional Side Load Garage with Optional Basement

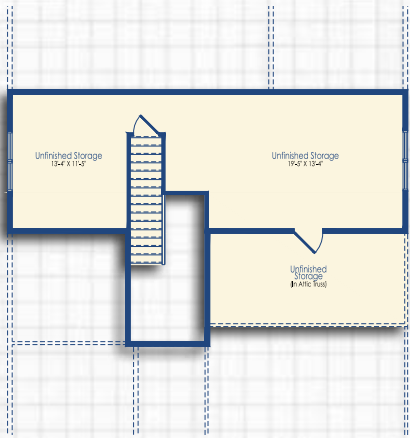


Optional Side Load Garage with Optional 4' Extension

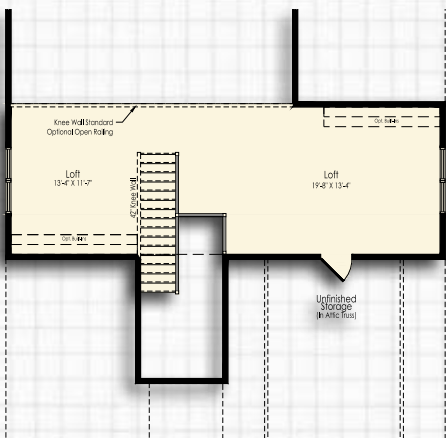


Optional 3-Car Side Load Garage

SECOND FLOOR OPTIONS



Optional Unfinished Storage
Elevation A

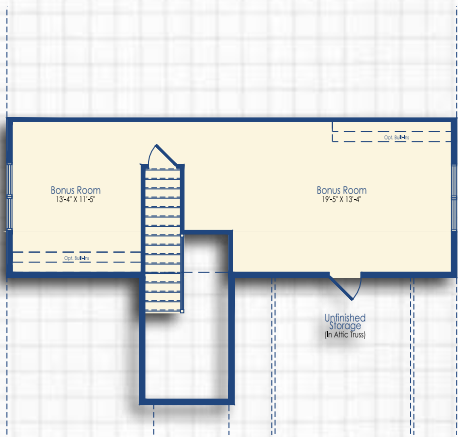


Optional Loft
Elevation A

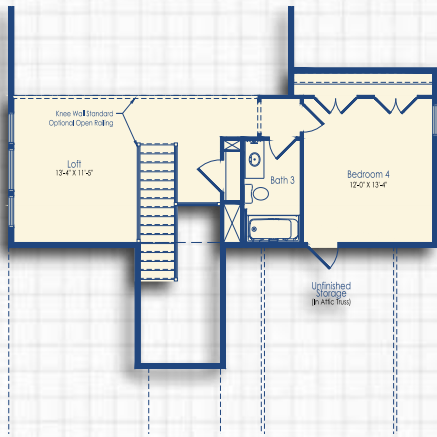
SQUARE FOOTAGE

- Optional Loft +536
- Optional Bonus Room +540
- Opt. Bonus Room w/ Bonus Bedroom & Bonus Bath +573

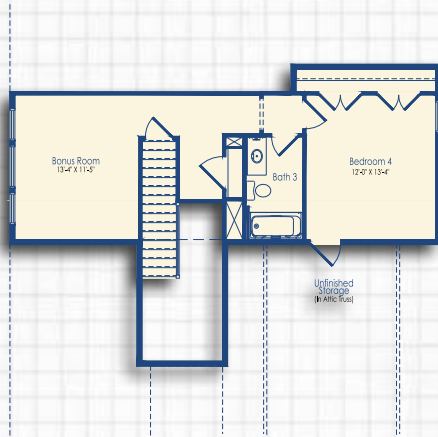
*Floor plan dimensions are approximate



Optional Bonus Room
Elevation A

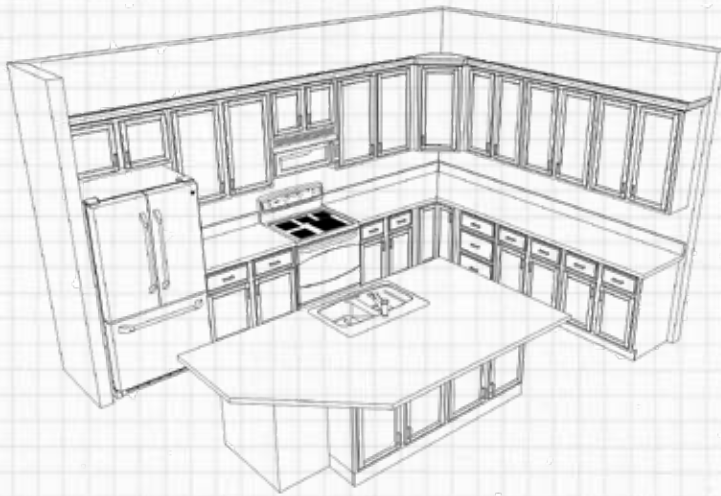


Optional Loft with Bedroom 4 and
Optional Bath 3
Elevation A



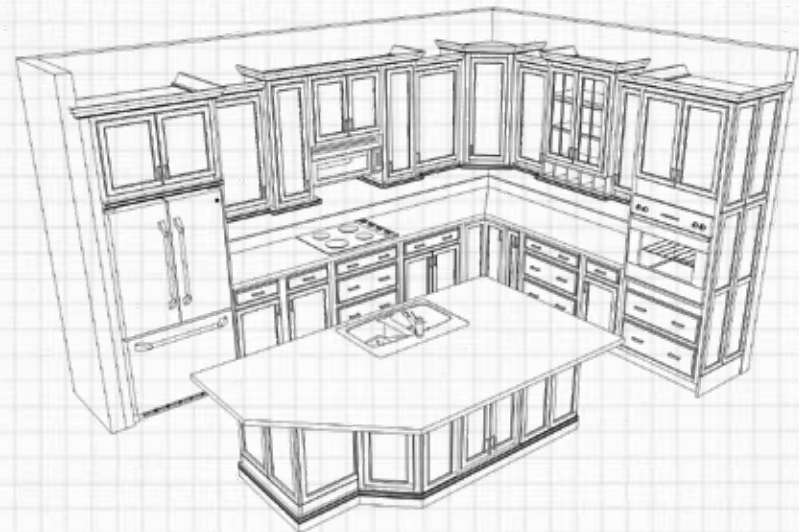
Optional Bonus Room with Bath 3
and Optional Bedroom 4
Elevation A

KITCHEN OPTIONS



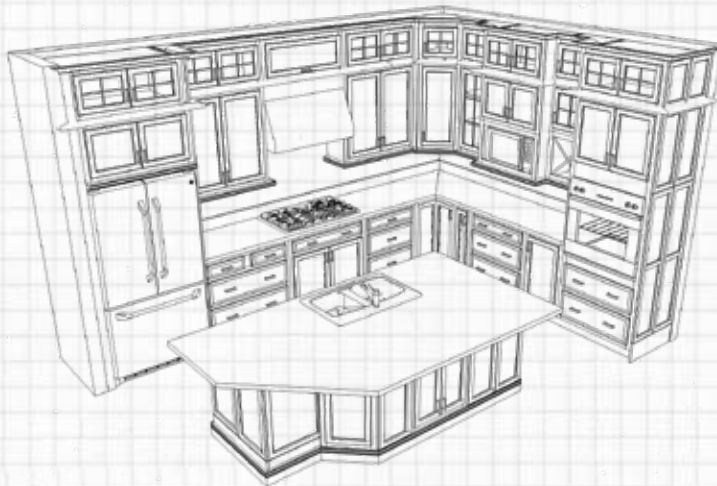
Included Kitchen has the following included features:

Select Cabinets, (1) Drawer Base with Side Mounted Drawer Slides, Small Crown, Free-Standing Range, and Microwave.



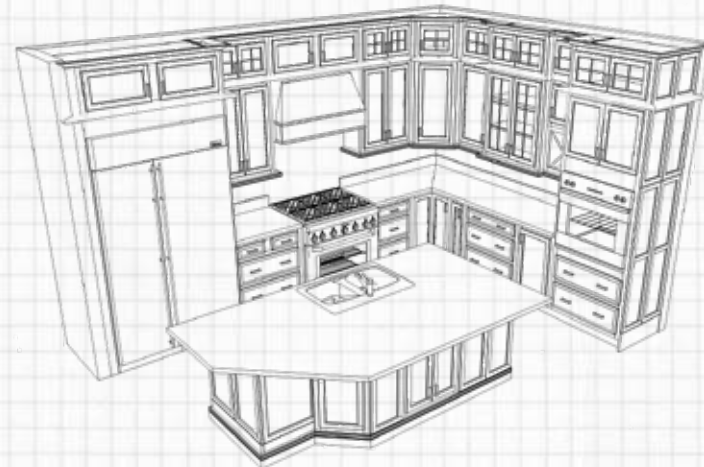
Optional Gourmet Kitchen has the following features:

Premier Series Cabinetry, Drawer Base Mix, Full Extension/Soft Close Drawers, Pull-Out Trash, High Crown, Matching End Panels, Light Rail, Glass Cabinets, 30" cooktop, Wall Oven(s), and Microwave.



Optional Professional's Kitchen has the following features:

Premier Series Cabinetry, 36" Stainless Hood, Drawer Base Mix, Full Extension/Soft Close Drawers, Pull-Out Trash, High Crown, Matching End Panels, Light Rail, Glass Cabinets, 36" cooktop, Wall Oven(s), and Built-In Microwave.



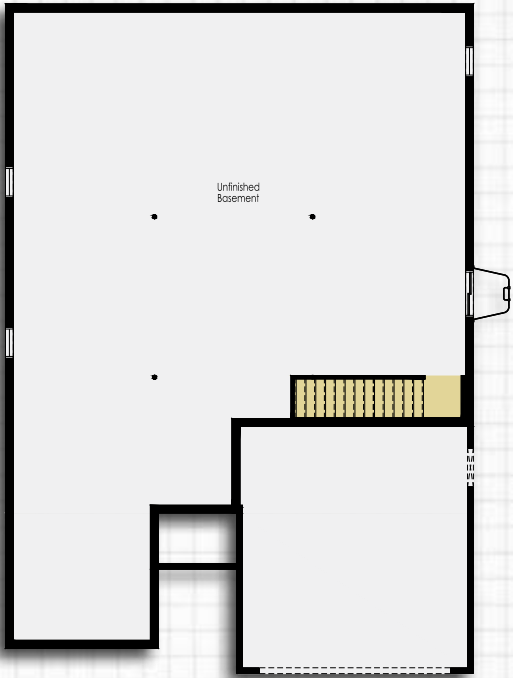
Optional Chef's Kitchen has the following features:

Premier Series Cabinetry, Wood Hood, Drawer Base Mix, Full Extension/Soft Close Drawers, Pull-Out Trash, High Crown, Matching End Panels, Light Rail, Glass Cabinets, 48" Monogram Refrigerator, 6-Burner Monogram Free-Standing Range, and Built-In Microwave.

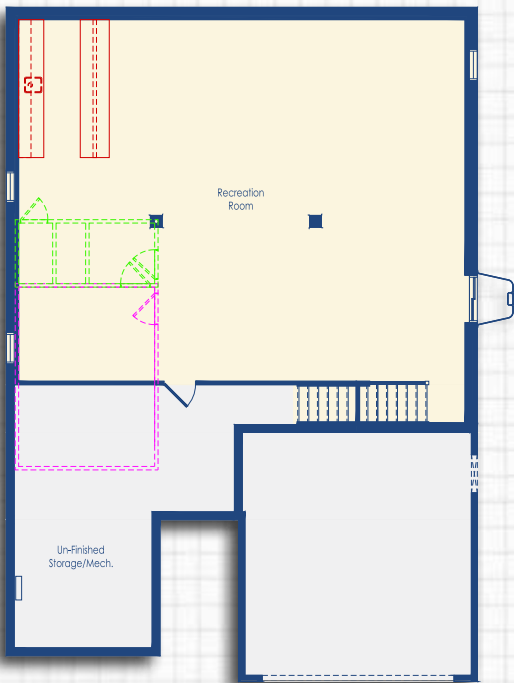
BASEMENT OPTIONS

SQUARE FOOTAGE	
Unfinished Basement	1692
Finished Basement	1293
Powder Room	+33
Full Bath	+48
Bedroom 5 or Media Room	+70

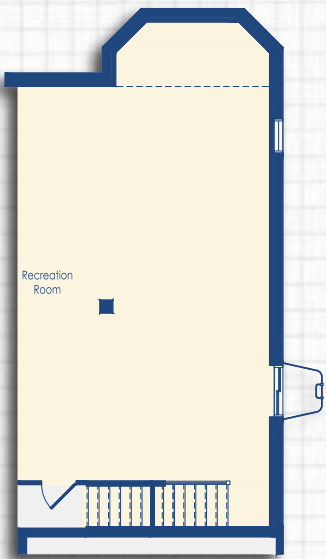
*Floor plan dimensions are approximate.



Unfinished Basement

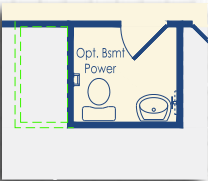


Optional Finished Basement

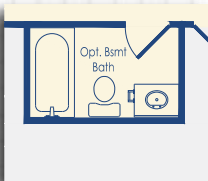


Optional Finished Basement with Optional
Luxury Owner's Bath I & II

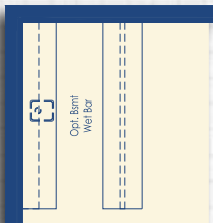
Finished Basement Options



Optional Basement
Powder Room



Optional Basement
Bathroom



Optional Basement
Wet Bar

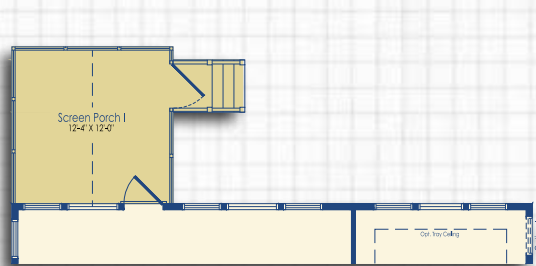


Optional Basement
Media Room with
Optional Basement Bath

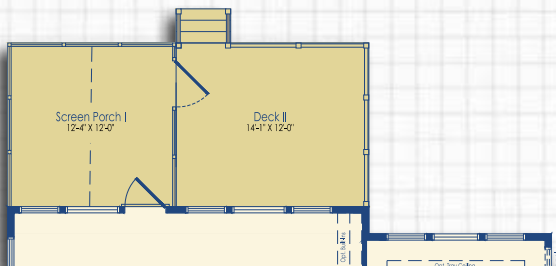


Optional Basement
Bedroom 5 with Optional
Basement Bath

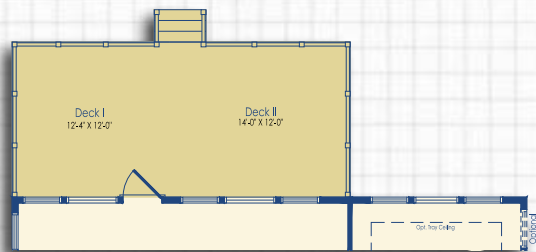
SCREEN PATIO AND DECK OPTIONS



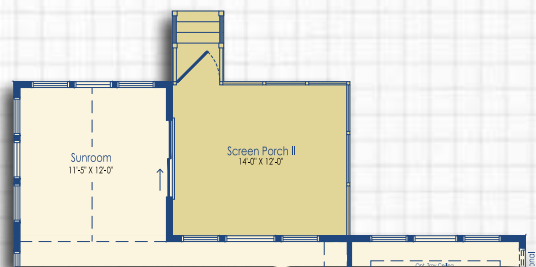
Optional Screen Porch I



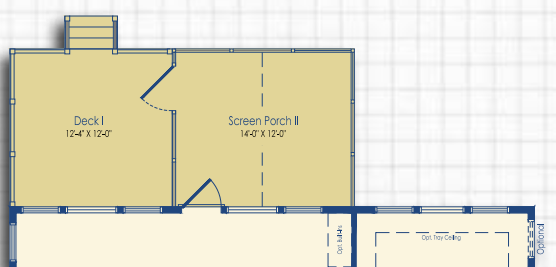
Optional Screen Porch I and Deck II



Optional Optional Deck I and Deck II

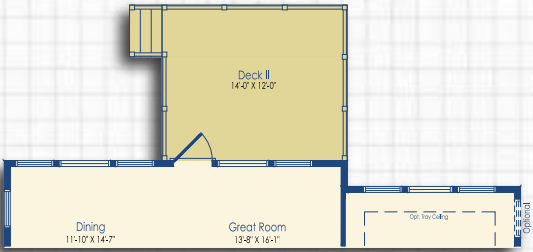


Optional Sunroom with Optional Screen Porch II

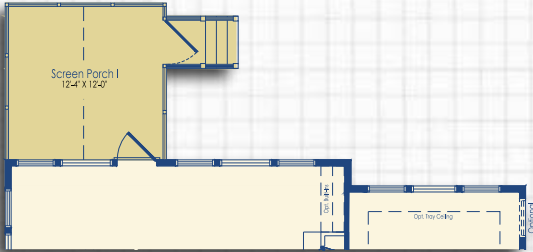


Optional Deck I with Optional Screen Porch II

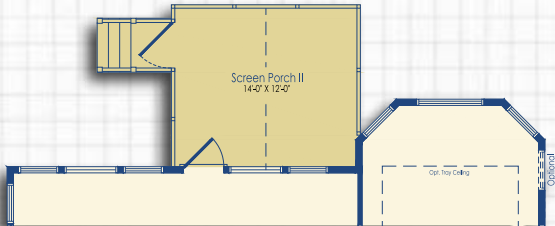
SCREEN PATIO AND DECK OPTIONS



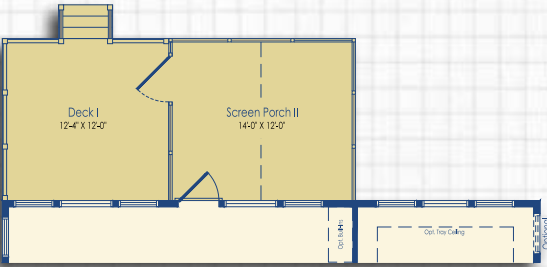
Optional Deck I with Optional 2 Ft. Rear Extension



Optional Screen Porch I and Optional Deck II with 2 Ft. Rear Extension

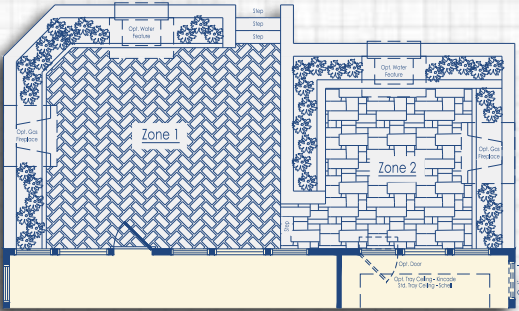


Optional Screen Porch II with Optional Luxury Owner's Bath I/II

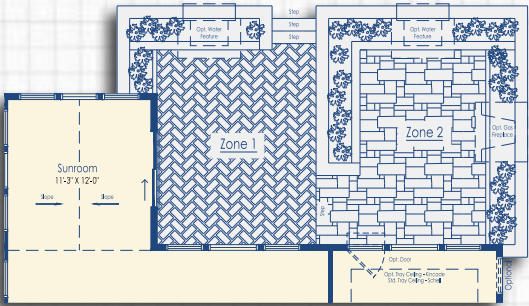


Optional Screen Porch II and Optional Deck I with Optional Luxury Owner's Bath I/II and Optional 2 Ft. Rear Extension

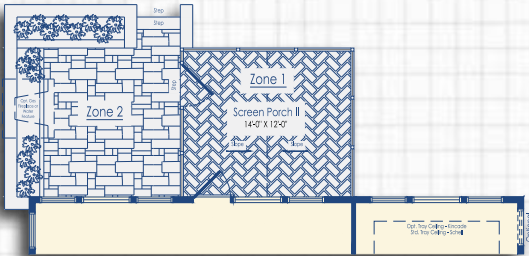
COURTYARD OPTIONS



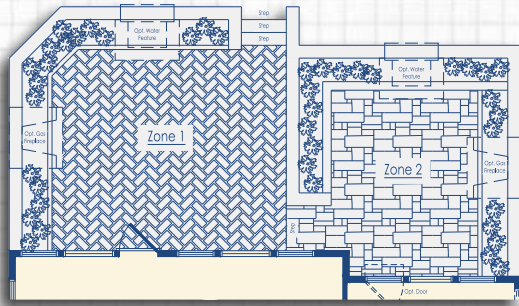
Optional Courtyard



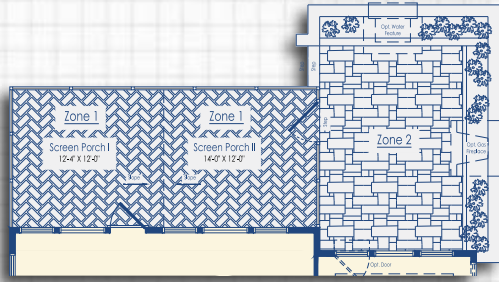
Optional Courtyard with Sunroom



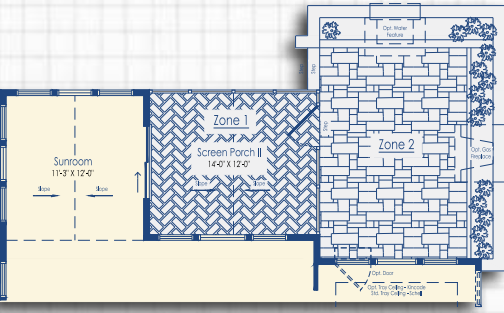
Optional Courtyard with Screen Porch II



Optional Courtyard with Optional Screen Porch I



Optional Courtyard with Screen Porch I and Screen Porch II

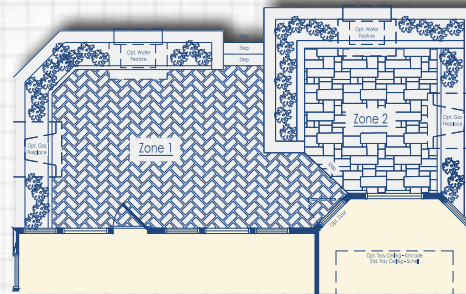


Optional Courtyard with Screen Porch II and Extended Courtyard

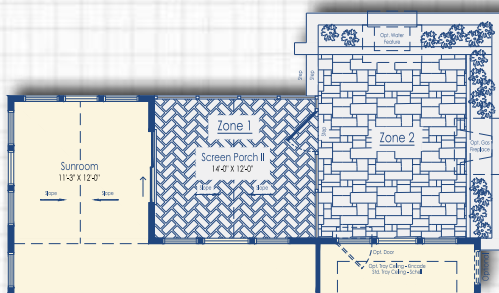
COURTYARD OPTIONS



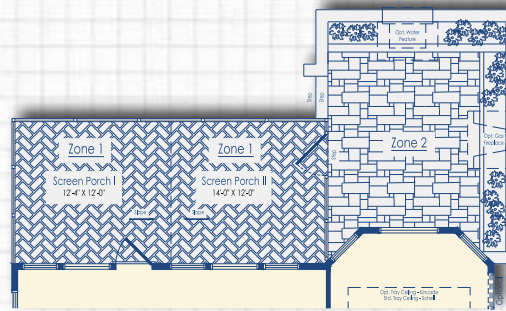
Optional Courtyard with Optional Luxury Owner's Bath I/II and Optional Screen Porch I



Optional Courtyard with Luxury Optional Owner's Bath I/II and Optional 2 Ft. Extension



Optional Courtyard with Optional Screen Porch II and Optional Luxury Owner's Bath I/II and Optional 2 Ft. Rear Extension



Optional Courtyard with Optional Screen Porch I and Screen Porch II with Optional Luxury Owner's Bath I/II and Optional 2 Ft. Rear Extension