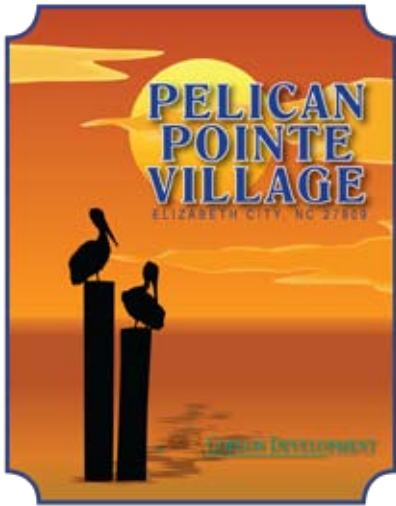


THE CURRITUCK II



Steve Coplon
 Managing Partner
 757-234-1888
www.pelicanpointevillage.com

You may qualify for a 2009 federal tax credit of up to \$8,000 when you buy this home. Ask for details.

BASE PRICE
\$147,900*

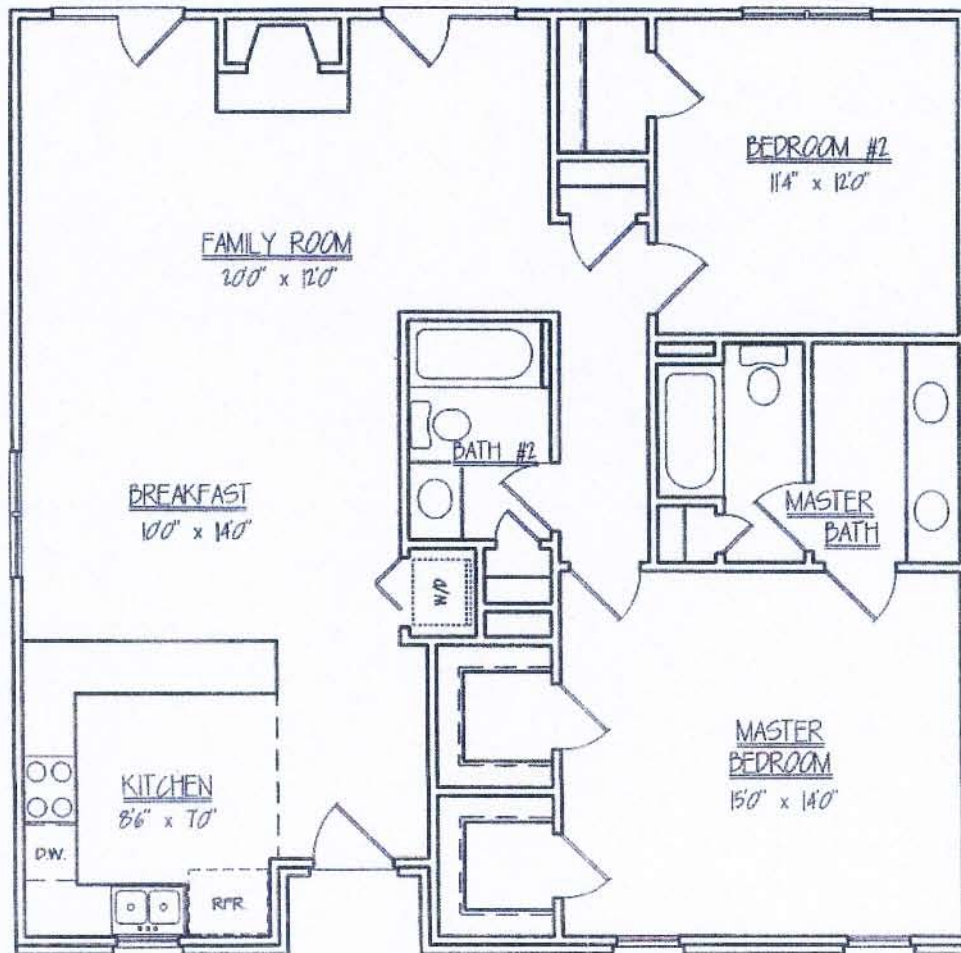
*Base price does not include a lot on which to build. Not all houses can be built on all lots. The house of your choice must be matched to a suitable lot.



Additional Currituck II Upgrades Available:

- Granite/Silverstone kitchen countertops
- Corian solid surface kitchen countertops
- Tile upgrades (baths & utility areas)
- Lazy Susan cabinet option

QUALITY AT AN AFFORDABLE PRICE

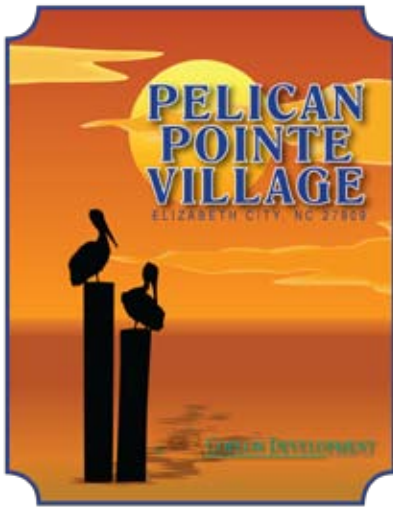


First Floor Elevation
 1257 sq. ft.



QUALITY CONSTRUCTION BY
 KAR-SAN DEVELOPMENT, LTD

The developer/builder reserves the right on sole discretion to make changes or modifications to maps, plans specifications, materials, features and colors without notice. All maps, plans, landscaping and elevation renderings are artist conceptions and are not to scale. Product type is subject to availability. Optional features may be included at additional cost, subject to construction cut-off dates. Prices are subject to change without notice.



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DIRECTIONS FROM THE NORTH:

US17 S toward Elizabeth City.
 Merge onto US 17 BYP S exit on left.
 Take Halstead Blvd Ext (Exit 258).
 Turn left & follow NC 344/Halstead Blvd.
 Halstead Blvd becomes Weeksville Rd.
 Follow signs for Coast Guard Station.
 Just before Coast Guard Station,
 turn left onto Pelican Pointe Drive.
 Turn left onto Spoonbill Loop.

Pelican Pointe Village, in Elizabeth City, north-east North Carolina, is an affordable, active 55+ community with quality homes where you'll find the relaxing, slower-paced year-round lifestyle that's always been your dream.

The cost of living here is significantly lower than most parts of the country.

And what a life it is! Elizabeth City is a thriving riverfront town with a beautiful historic district, quaint waterfront, two colleges, hospital and more. You'll be less than an hour from the famous Outer Banks beaches and the ocean; an hour from the shopping, cultural activities, professional sports and airport in Norfolk, VA.

Pelican Pointe Village is fun, fellowship and daily activities that everyone enjoys. There's waterfront access to the Pasquotank River, boat launch and docks, clubhouse and pool. Golf, bike and walk year round. No yard maintenance to think about – the Homeowner's Association does that for you. You'll look forward to entertaining your family and friends in your beautiful, comfortable, new Pelican Pointe Village home.

STANDARD FEATURES / ALL MODELS

Custom Interiors

- Dramatic 9-foot first floor ceiling height
- "Knock Down" ceilings throughout
- Elegant ceramic tile floors in entry & kitchen
- Wall switches at 44 inches throughout
- Stain resistant wall-to-wall carpet in a choice of decorator colors
- Polished brass lever interior door handles
- Classic six-panel colonial doors throughout
- Direct vent pre-fab gas log fireplace
- Standard colonial interior casing and base moldings throughout

Designer Kitchen

- Selection of quality wood cabinets
- Easy care countertops with choice of color
- Stainless steel double bowl sink
- GE electric dishwasher
- GE garbage disposal
- GE self-cleaning range
- Single lever chrome sink faucet with spray attachment

Exterior Features

- Choice of color theme
- Maintenance-free vinyl siding with limited Lifetime Warranty
- 30-year class "A" architectural-style fiber glass roof shingles
- Vinyl insulated single hung tilt sash windows for easy cleaning
- Raised panel insulated garage door with automatic opener and remote control
- Lighted front door bell
- Lighted post in front yard

Luxurious Baths

- Single lever chrome faucets
- Elongated toilet bowls
- Medicine cabinets in full baths
- Easy-clean fiberglass tub/shower unit in master bath and main bath
- Elegant cultured marble vanity tops

Quality Construction

- Natural gas heating with central air
- 200 amp electric service with copper wiring
- Quick recovery 40-gallon natural gas hot water heater
- R-13 batt insulation walls
- R-30 blown ceiling insulation
- Screens on all operable windows and sliding doors
- Steel reinforced foundation with brick veneer to grade
- Seamless aluminum gutters & downspouts
- Vinyl splash blocks

Convenience & Safety

- Bathroom exhaust fans
- Advanced warning electric smoke detectors with battery backup
- Dead bolt security locks on all exterior doors
- Front and rear weatherproof exterior electrical outlets
- Convenient front & rear extension hose bibs
- 2-10 Home Buyers Warranty

Amenities

- Senior social club
- Village pool
- Soccer & softball fields
- Lake/Pond
- Tennis courts
- Private & community boat ramp access
- RV/boat community parking area
- Walking trails
- Community vegetable & flower gardens
- Walkways
- Professional landscaping

UPGRADE OPTIONS / ALL MODELS

- Full intercom system
- Wire for surround sound/family room only
- Add interior ceiling fans
- Marble hearth & surround
- Base appliance upgrade to black or bisque
- Base appliance upgrade to Profile Series: white, black, bisque or stainless steel
- Standard washer/dryer - white
- Profile Series washer/dryer - white
- Stackable washer/dryer - white
- Standard top load refrigerator
- Standard side-by-side refrigerator
- Profile side-by-side refrigerator
- 60" tub/shower doors
- 60" fiberglass shower unit
- 60" fiberglass shower door
- Wide base and casing trim throughout
- Undermount stainless steel kitchen sink
- "Knock down" finish on walls

See other side for additional upgrade options available on this specific model.

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