

# **SPECIFICATIONS**

*Live Oak Villa*  
31 Sea Oats Lane  
St. Simons Island, GA

## **SUBDIVISION**

The Villas at Coast Cottages  
Covenants & Restrictions  
Gated Ocean Front Community  
Private Access to Public Beach  
Brick Paved Lane  
Two Community Pools  
Two Ramped Boardwalks to Beach  
Covered Pavilion  
Association Maintains Grounds  
Association Maintains Building Exteriors

## **GENERAL**

Steel Reinforced Concrete Foundation  
Brick Veneer Walls and Courtyard  
Cypress Wood Siding  
Heat Pump Cooling/Heating System  
Dedicated Climate Control per Floor (3)  
JenWeld 2-Pane Windows w/Flip Feature  
Custom Mahogany Entry Door  
4-Stop Waupaca Elevator  
*Dark Pine Floor*  
*Decorative Wall Trim*  
*Emergency Telephone*  
Pre-Wired for Electronic Security  
Wired for High Speed Internet  
Twin Source Built In Sound System  
Twin 75-Gallon Gas Water Heaters  
Hot Water Circulation System  
Galvanized Aluminum Roof

## **GROUND LEVEL**

2-Car Garage with Electric Door Opener  
Large Secure Storage Room  
Secure Private Courtyard  
Private Heated Spa  
Hot Outdoor Shower & Foot Wash  
Tabby Paved Patio/Loggia  
Tabby Paved Walkways  
Tabby Paved Lobby  
Under Stairs Storage Room  
Rope Wound Stair Banisters

## **FIRST FLOOR**

Dark Pine Flooring Except Baths  
Crown Molding  
Decorative Wall & Ceiling Treatments

## Family Room

*Gas Fireplace*  
*Built-In Hidden TV Cabinet*  
*Built-In Shelving*  
*Ceiling Stereo Speakers*

## Covered Porch

*Wood Decking*  
*Stereo Speakers*

## 3-Bedrooms

## 3-Baths

*Nostalgic Ceramic Tile Floors*  
*Marble Vanity Tops*  
*Kohler Memoirs Toilets*  
*2 with Tubs, 1 with Shower*

## 5-Ceiling Fans

## **SECOND FLOOR**

Dark Pine Flooring Throughout

Crown Molding

Decorative Wall Treatments

### Living Room

*Gas Fireplace*  
*Built-In Hidden TV Cabinet*  
*Surround Sound Stereo in Ceiling*  
*Ceiling Fan*

### Kitchen

*KitchenAid Stainless Appliances*  
*48" Refrigerator w/Ice & Water in Door*  
*Gas Five Burner Range*  
*Electric Self Cleaning Convection Oven*  
*Convection Microwave Oven*  
*Breakfast Bar*  
*Granite Counters*  
*Vegetable Sink with Disposer*  
*Double Sink with Disposer*  
*Custom Cabinets*  
*Under Cabinet Lighting*  
*Quiet Dishwasher with Wood Panel Door*

### Dining Room

*Built-In Lighted Corner Cabinets*  
*Window Seat with Storage*  
*Dark Iron Chandelier*

### Laundry Room

*Built-In Shelving*  
*KitchenAid Large Capacity Washer/Dryer*

Powder Room with Pedestal Sink

Large Storage Room

### Covered Balcony

*Wood Decking*  
*Ceiling Fans*  
*Built In Stereo Speakers*

## **THIRD FLOOR**

Dark Pine Flooring Except Bath

### Office

*Ceiling Fan*  
*Wired for High Speed Internet*  
*Useful for Extra Sleeping Space*

Covered Porch

*Wood Decking*

*Ceiling Fan*

*Built In Stereo Speakers*

### **Master Bedroom**

*Fully Paneled Walls and Ceiling*

*Built In Stereo Speakers*

*Sitting Area*

*Cozy Window Alcove*

*Three Closets*

*Ceiling Fan*

### **Master Bath**

*Nostalgic Ceramic Tile Flooring*

*Private Water Closet*

*Kohler Memoirs Toilet*

*Dual Vanity with Marble Top*

*Large Garden Tub*

*Large Shower*

Two Shower Heads (one handheld)

Two Built In Benches

*Large Walk In Closet*

*Decorative Paneled Ceiling and Trim*

### **ROOF TOP**

Large Deck Area

Built In Stereo Speakers

Built In Night Lighting

Ocean & Marsh Views