The Montauk©

OPTIONAL SCHELL STYLE F



SCHELL brothers

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

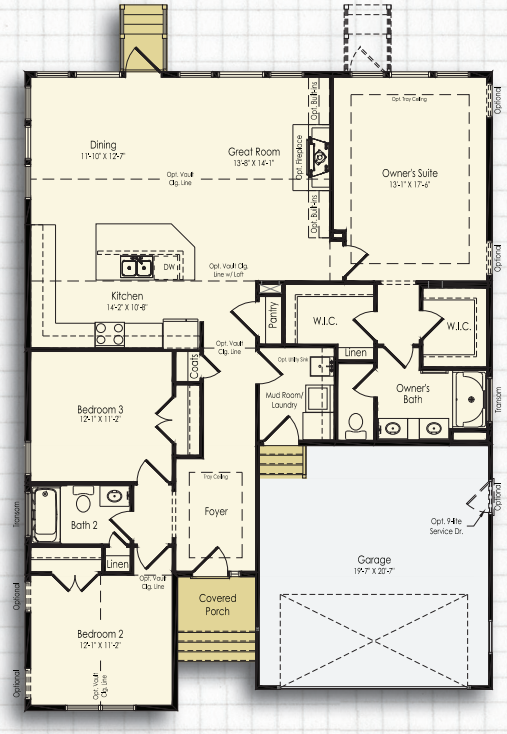
Elevations

INCLUDED SCHELL STYLE A

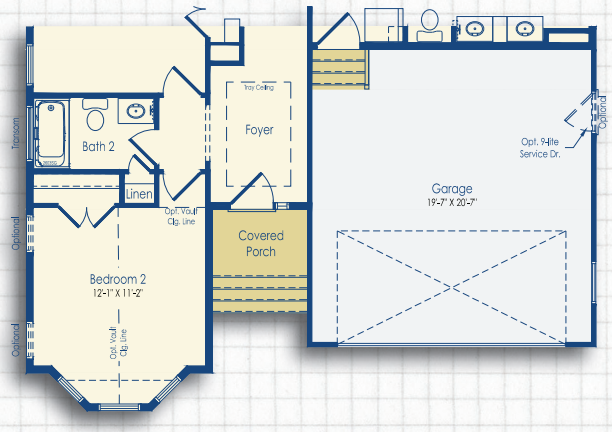
OPTIONAL SCHELL STYLE B

OPTIONAL SCHELL STYLE C





Included Schell Style A, Optional Schell Style B, and Optional Schell Style D
First Floor



Optional Schell Style C and E
First Floor

Elevations

OPTIONAL SCHELL STYLE D

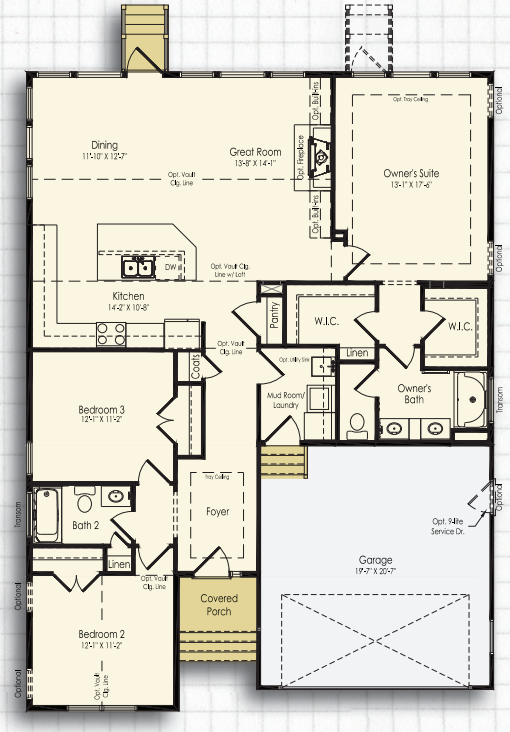


OPTIONAL SCHELL STYLE E

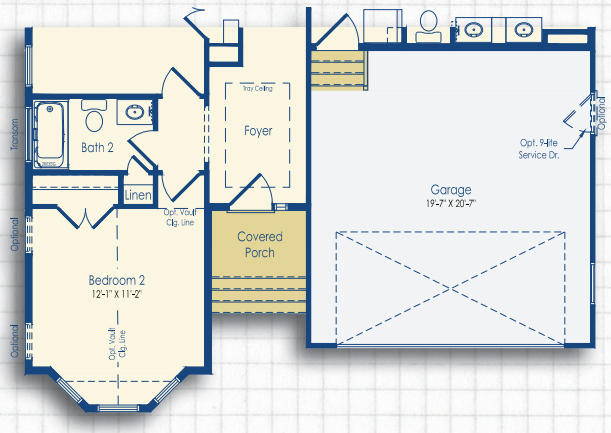


OPTIONAL SCHELL STYLE F



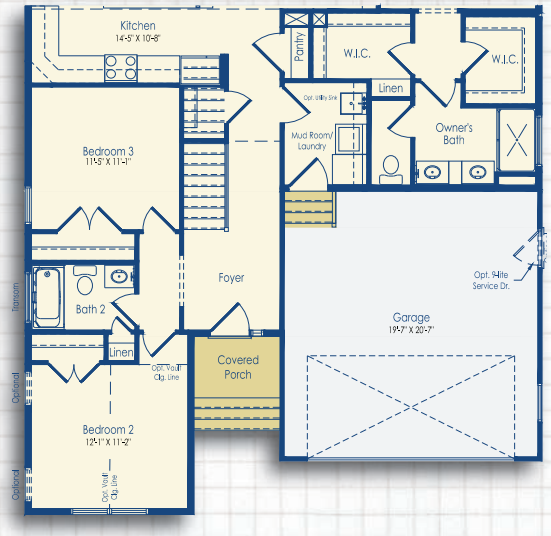


Included Schell Style A, Optional Schell Style B, and Optional Schell Style D
First Floor



Optional Schell Style C and E
First Floor

BASEMENT & LOFT/BONUS ROOM STAIRS

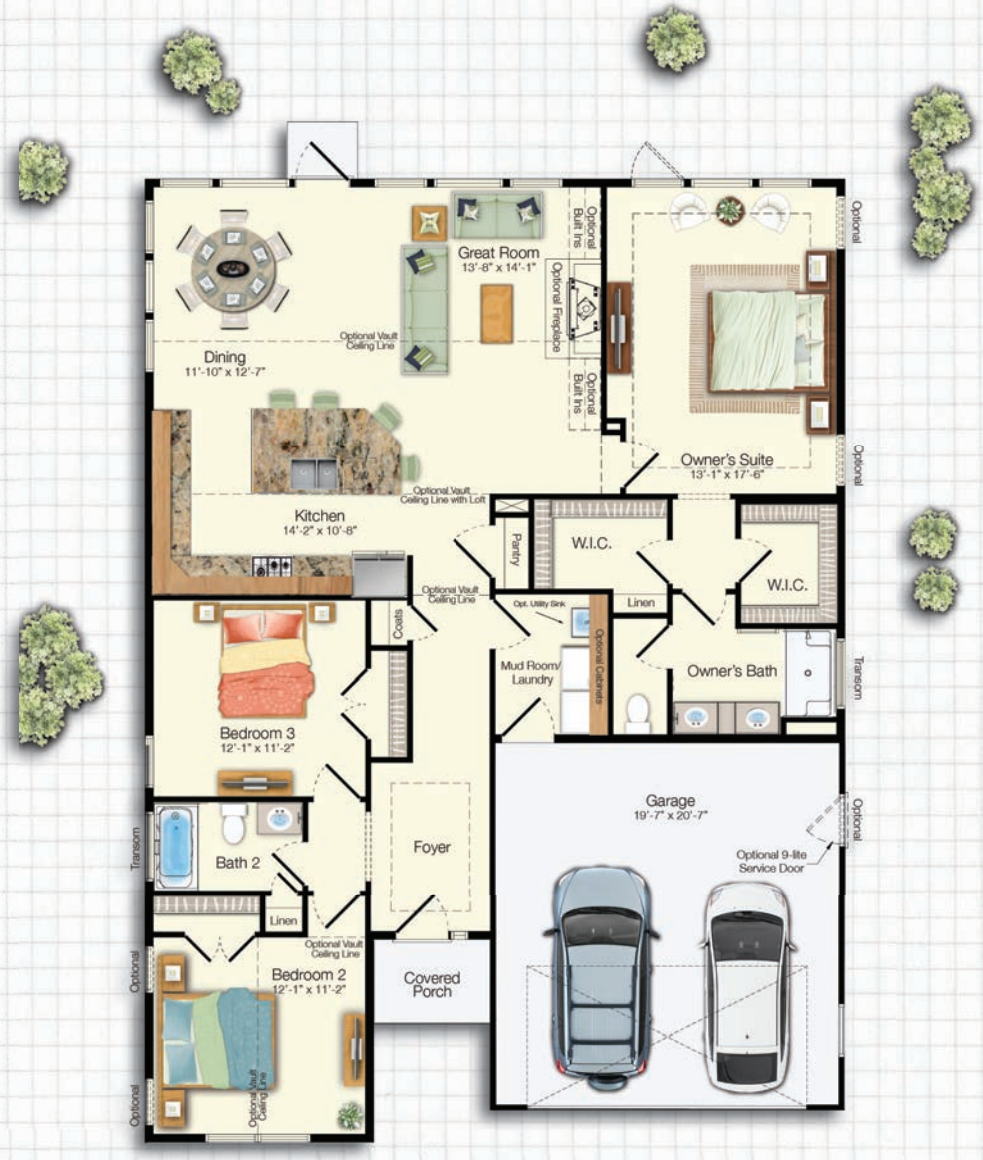


Included Schell Style A and Optional Schell Style B with Optional Loft/Bonus Bedroom
First Floor



Optional Basement & Loft/Bonus Room
Schell Style C and E
First Floor

FLOOR PLAN



First Floor
Included Schell Style A

The Montauk

Beds	3 - 6
Baths	2 - 4
Heated Sq. Ft.	1,652 - 4,141
Total Sq. Ft.	2,102 - 5,466

*Floor plan dimensions are approximate.

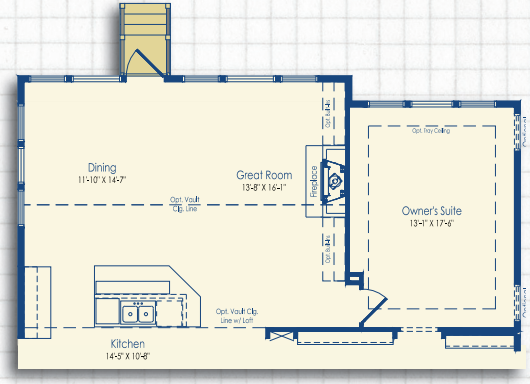
*Renderings are artist's conception. All information is subject to change without notice.

First Floor extensions

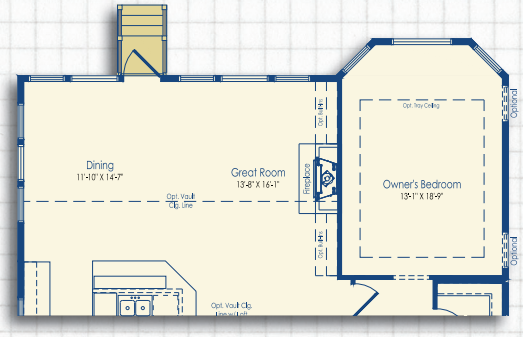
Square Footage

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

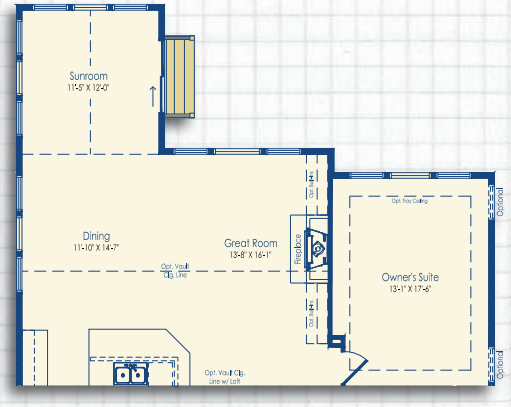
*Floor plan dimensions are approximate



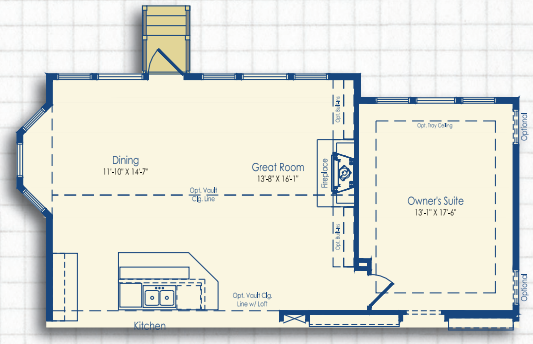
Optional 2 Ft. Rear Extension



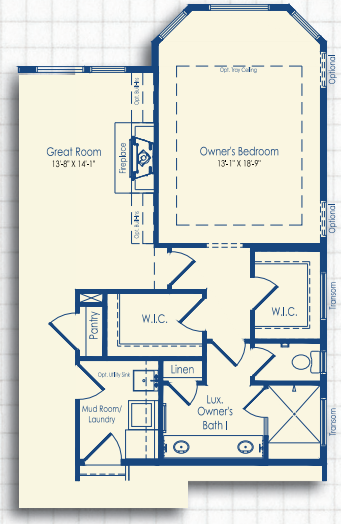
Optional Luxury Owner's Bath I/II with Optional 2 Ft. Rear Extension



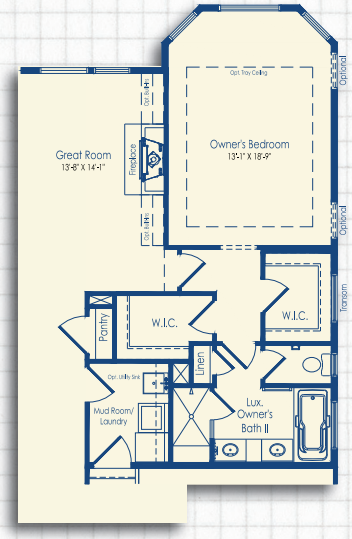
Optional 2 Ft. Rear Extension with Optional Sunroom



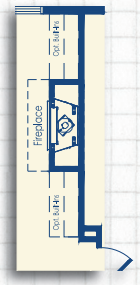
Optional 2 Ft. Rear Extension with Optional Dining Bay Window



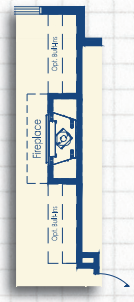
Optional Luxury Owner's Suite I



Optional Luxury Owner's Suite II

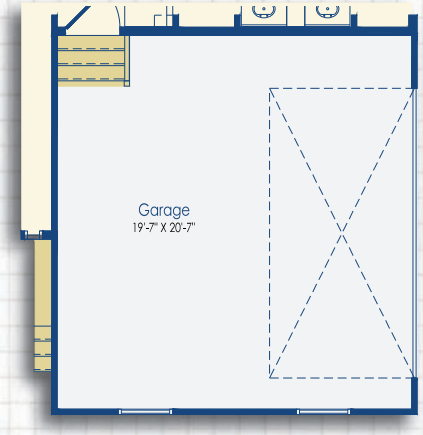


Optional Insert Fireplace

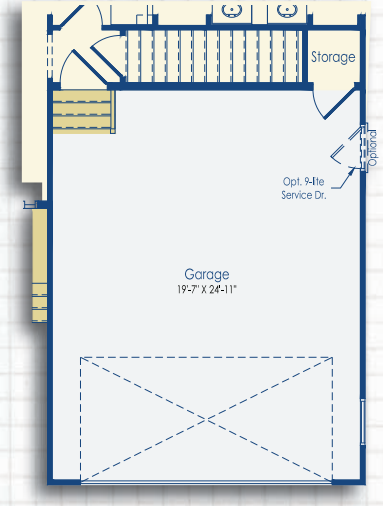


Optional Insert Fireplace with Optional 2 Ft. Rear Extension

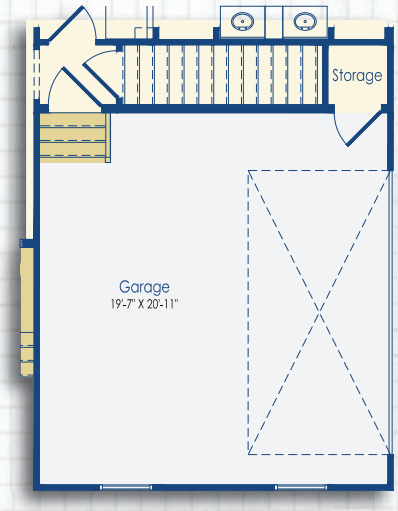
Garage Options



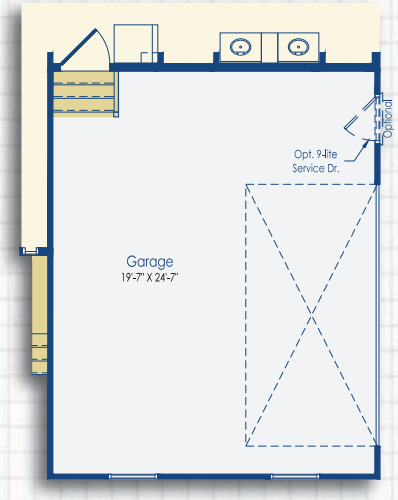
Optional Side Load Garage



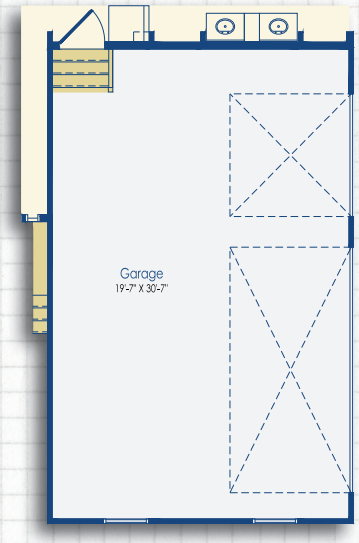
Optional Basement with Optional 4 Ft. Garage Extension



Optional Side Load Garage with Optional Basement



Optional Side Load Garage with Optional 4' Extension



Optional 3-Car Side Load Garage

Square Footage

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

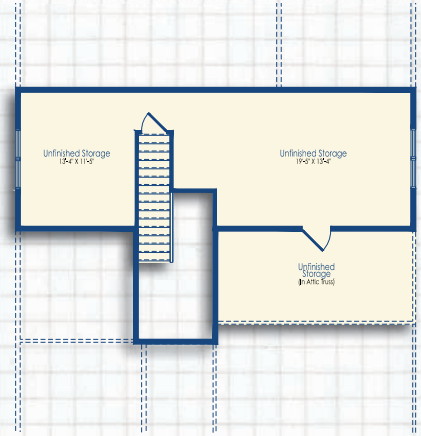
*Floor plan dimensions are approximate

Second Floor Options

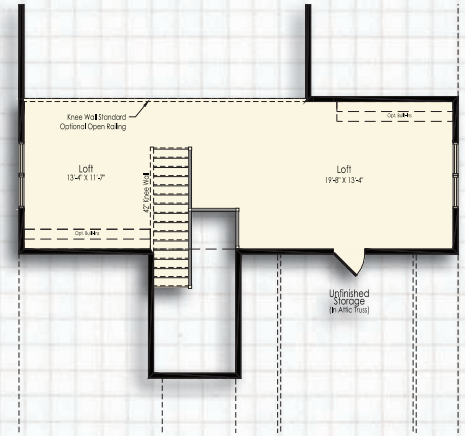
Square Footage

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

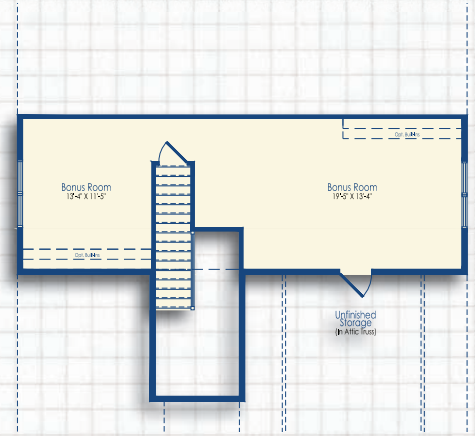
*Floor plan dimensions are approximate



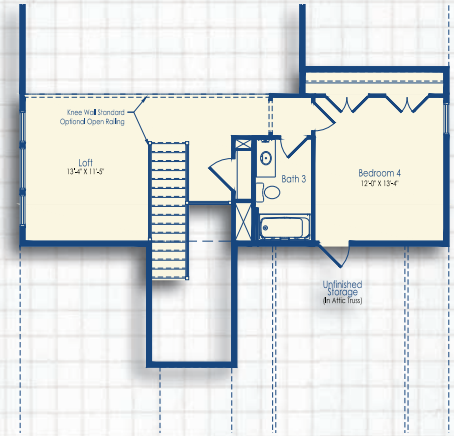
Optional Unfinished Storage
Elevation A



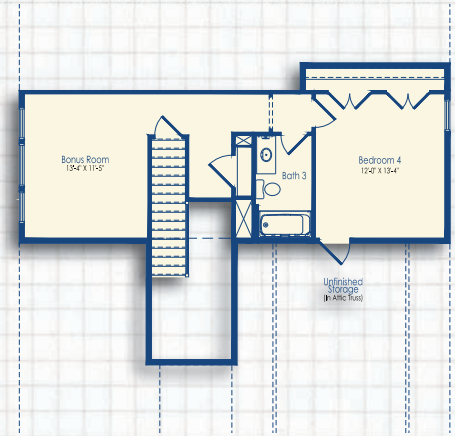
Optional Loft
Elevation A



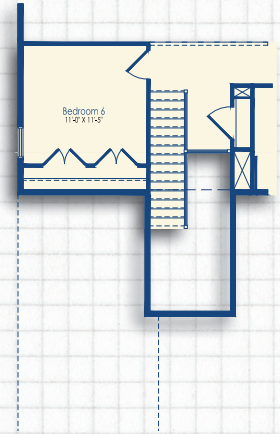
Optional Bonus Room
Elevation A



Optional Loft with Bedroom 4 and
Optional Bath 3
Elevation A

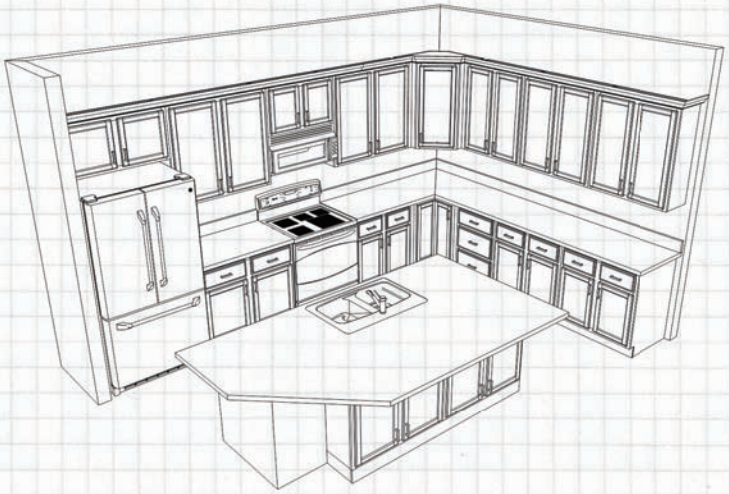


Optional Bonus Room with Bath 3
and Optional Bedroom 4
Elevation A

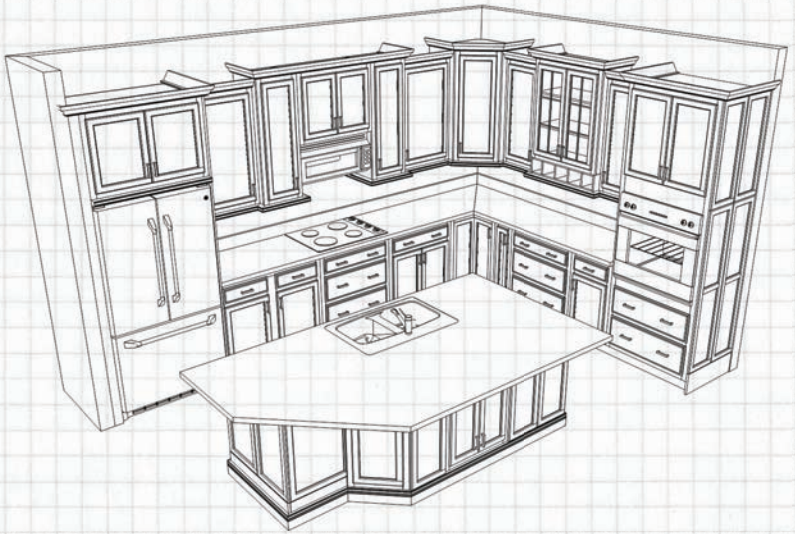


Optional Bedroom 6
Elevation A

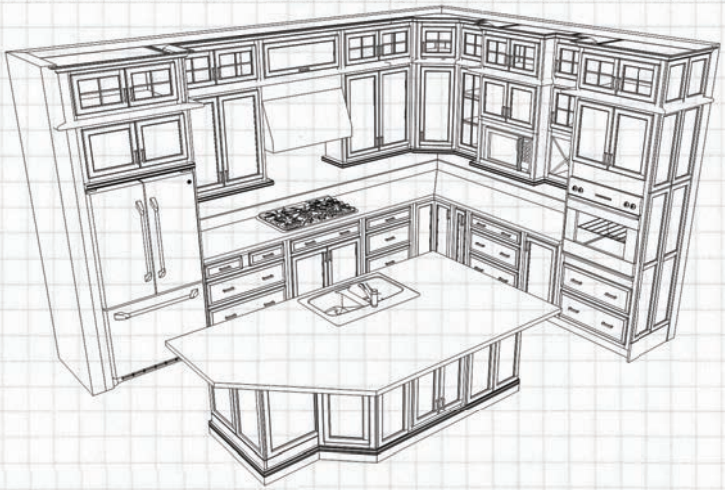
Kitchen Options



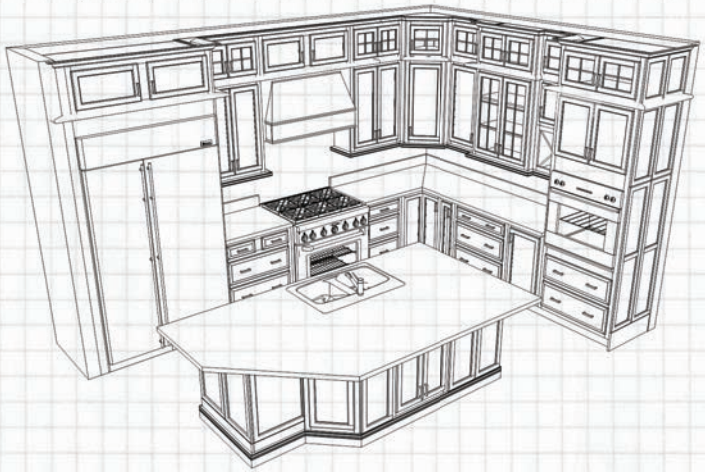
Included Kitchen has the following included features:
Select Cabinets, (1) Drawer Base with Side Mounted Drawer Slides, Small Crown, Free-Standing Range, and Microwave.



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.



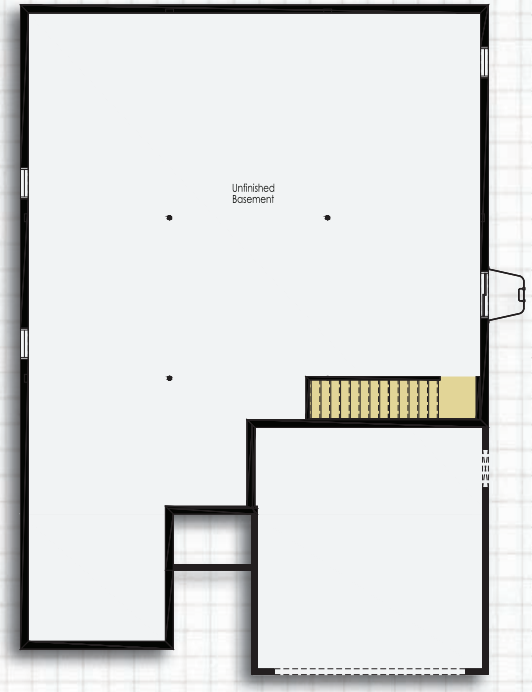
Optional Chef's Kitchen has the following features:
Premier Series Cabinetry, Wood Hood, Drawer Base Mix, Full Extension/Soft Close Drawers, Pull-Out Trash, High Crown, Matching End Panels, Light Rail, Glass Cabinets , 48" Monogram Refrigerator, 6-Burner Monogram Free-Standing Range, and Built-In Microwave.

Basement Options

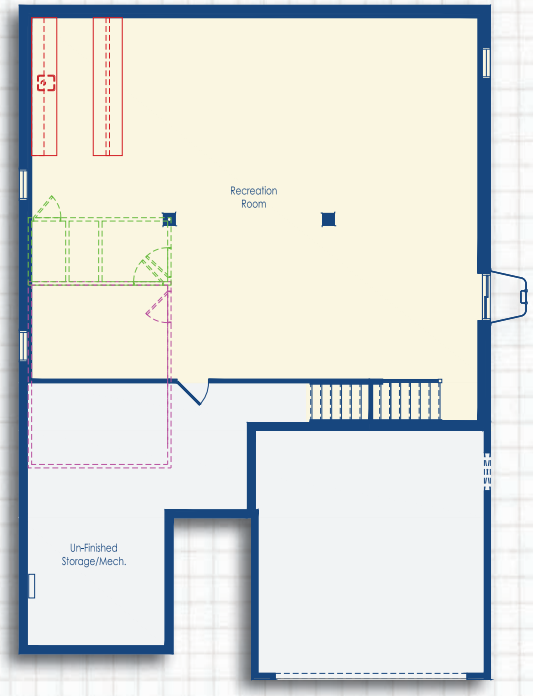
Square Footage

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

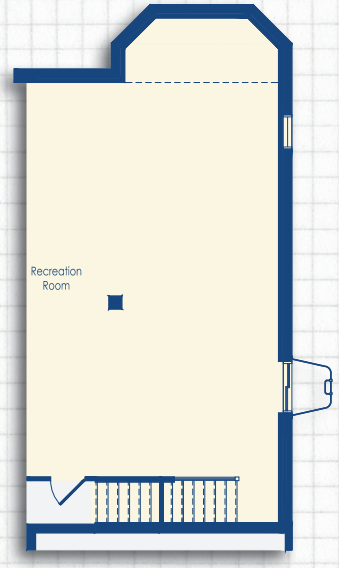
*Floor plan dimensions are approximate.



Unfinished Basement

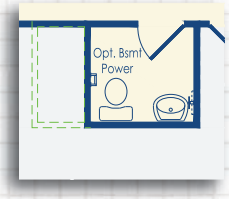


Optional Finished Basement

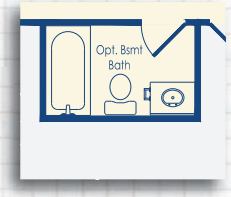


Optional Finished Basement with Optional Luxury Owner's Bath I & II

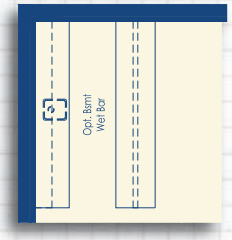
Finished Basement Options



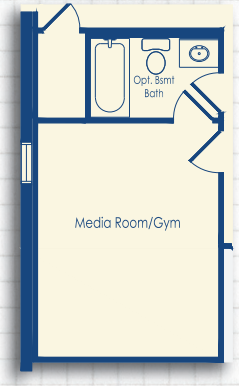
Optional Basement Powder Room



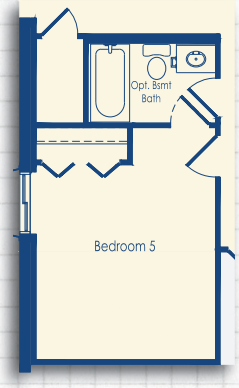
Optional Basement Bathroom



Optional Basement Wet Bar

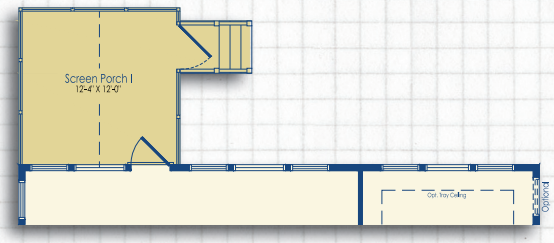


Optional Basement Media Room with Optional Basement Bath

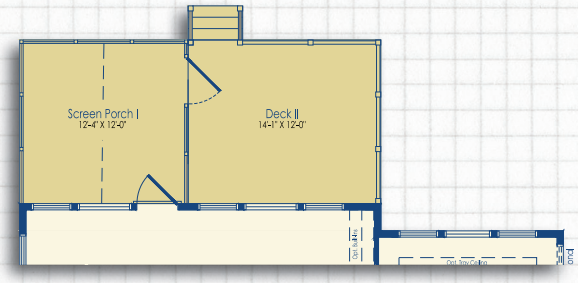


Optional Basement Bedroom 5 with Optional Basement Bath

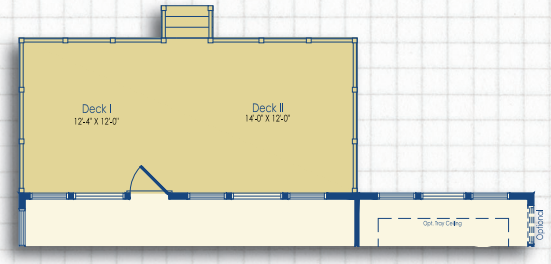
Screen Patio And Deck Options



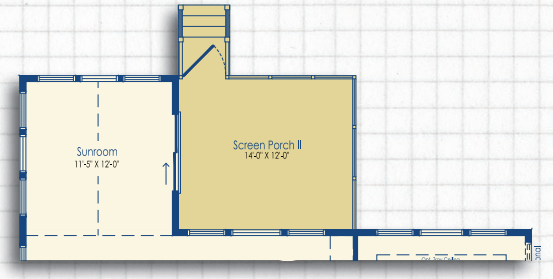
Optional Screen Porch I



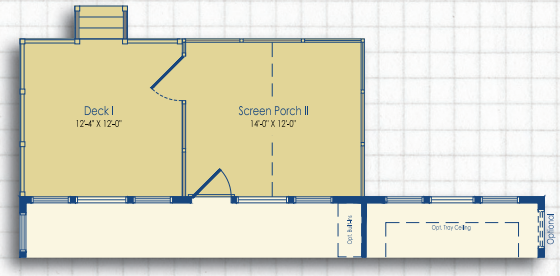
Optional Screen Porch I and Deck II



Optional Optional Deck I and Deck II

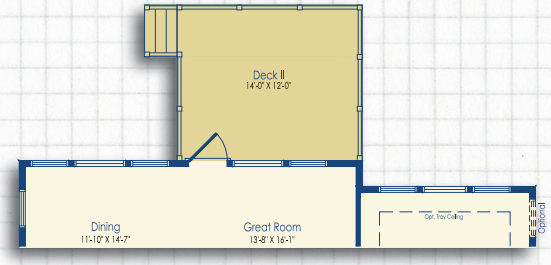


Optional Sunroom with Optional Screen Porch II

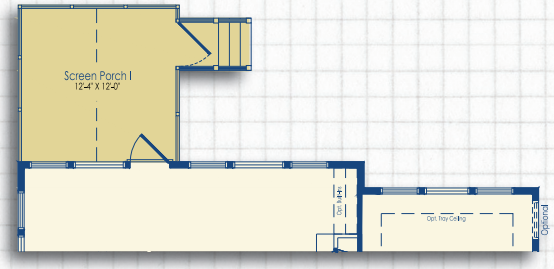


Optional Deck I with Optional Screen Porch II

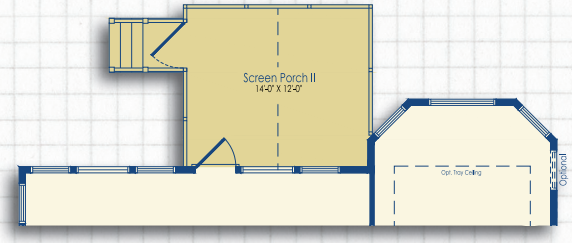
Screen Patio And Deck Options



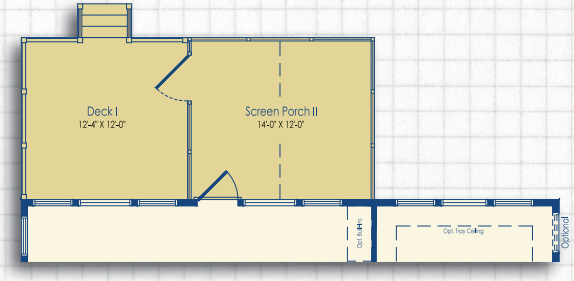
Optional Deck I with Optional 2 Ft. Rear Extension



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

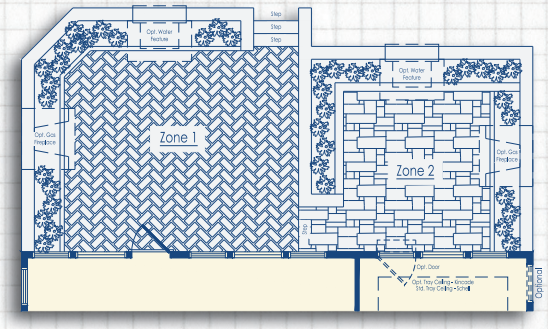


Optional Screen Porch II with Optional Luxury Owner's Bath I/II

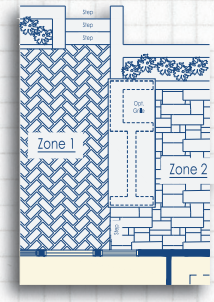


Optional Screen Porch II and Optional Deck I with Optional Luxury Owner's Bath I/II and Optional 2 Ft. Rear Extension

Courtyard Options



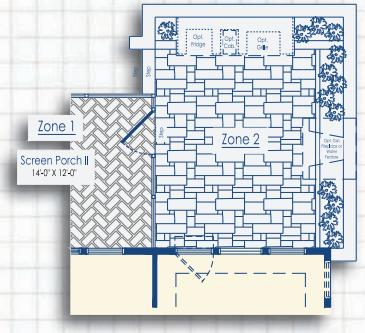
Optional Courtyard



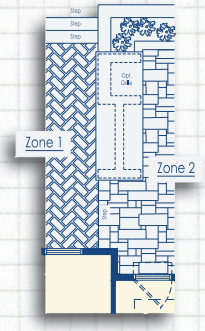
Optional Courtyard with Peninsula Grill



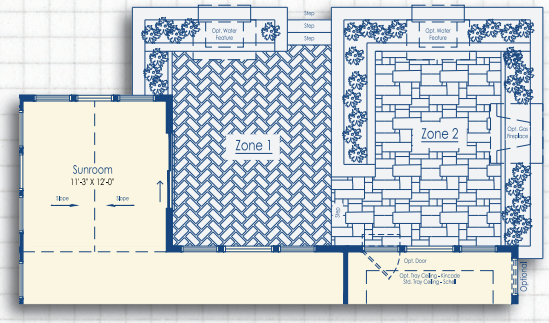
Optional Extended Courtyard with Peninsula Grill



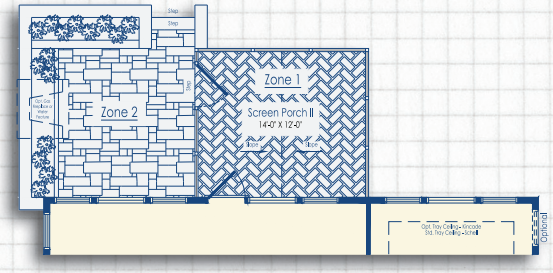
Optional Courtyard with Screen Porch II and Peninsula Grill



Optional Courtyard with Screen Porch II, 2ft Rear Extension, and Peninsula Grill

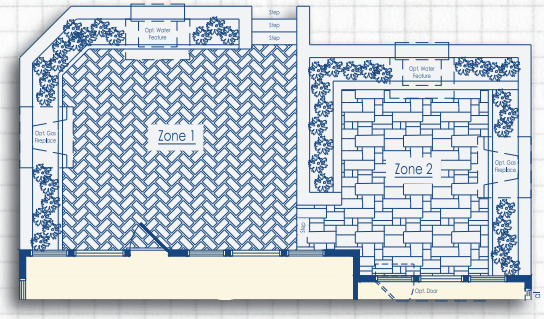


Optional Courtyard with Sunroom

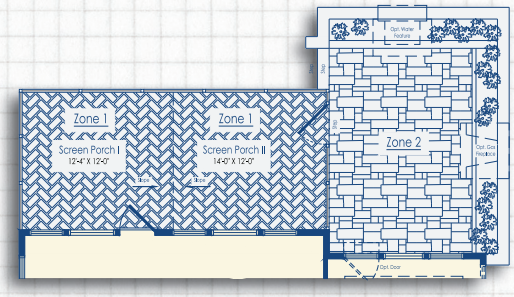


Optional Courtyard with Screen Porch II

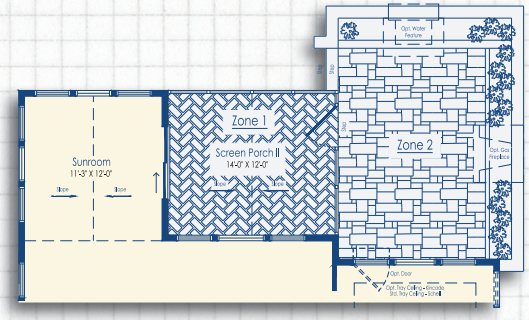
Courtyard Options



Optional Courtyard with Optional Screen Porch I

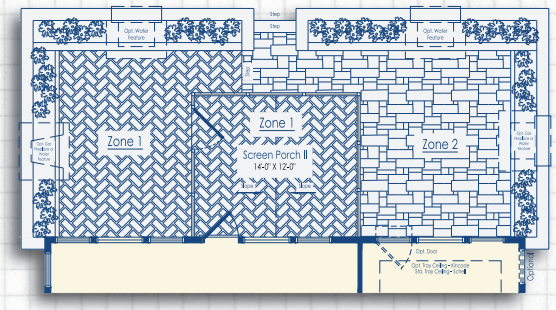


Optional Courtyard with Screen Porch I and Screen Porch II

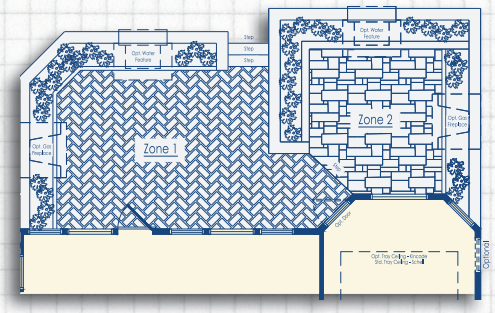


Optional Courtyard with Screen Porch II and Extended Courtyard

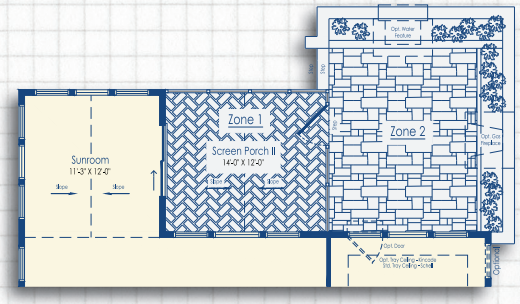
Courtyard with Luxury Owner's Suite Options



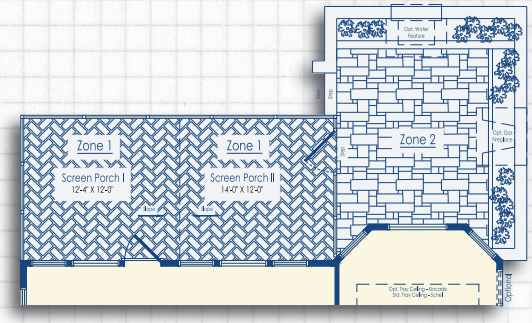
Optional Courtyard with Optional Luxury Owner's Bath I/II and Optional Screen Porch I



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

V. 2.4 11.9.26
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