

VILLA FEATURES

- 8' high French sliding glass doors leading to spacious terraces with natural stone flooring overlooking the crescent beach, the sparkling waters of the Atlantic Ocean, the Greg Norman designed championship golf course, and/or the mega-yacht marina
- 9' plus ceilings throughout living areas with crown molding accents
- Master Suite with private terrace
- Two Guest Bedrooms with ensuite baths
- Open, spacious living areas with balconies on second level
- Vaulted ceilings with ceiling fans in the Great Room and Bedrooms
- Natural stone flooring throughout, with designer accent inserts in stairs
- Custom wrought-iron and hardwood stair railing
- Custom designed base and casing
- Rounded corner bead throughout
- Designer ceiling and wall texture
- High efficiency central air conditioning
- Pre-wired for television and multi-line telephone system with Internet access
- Additional air-conditioned storage under stairs

MASTER SUITE

- Private Master Suite with French sliding glass doors leading to expansive terrace, overlooking the golf course, beach and ocean beyond
- Dual wardrobe closets
- Spacious Bath with:
 - Exotic slab marble vanity with dual under-counter lavatories and brushed nickel faucets
 - Natural stone flooring
 - Frameless glass shower enclosure with brushed nickel hand-held shower
 - Enclosed private water closet area
 - Designer mirrors
 - Kohler brushed nickel faucetry and fixtures

GREAT ROOM AND DINING ROOM

- Tongue and groove Cypress vaulted ceiling in Great Room
- 8' high sliding glass doors leading from Great Room and Dining Room to wrap-around terraces
- Office work area with granite counter
- Natural stone flooring

KITCHEN

- Solid granite countertops and breakfast bar with ogee edge
- Natural stone flooring
- Top-of-the-line appliances, including:
 - Sub-Zero Refrigerator
 - Dacor Millennia 30" electric cooktop with touch top controls
 - Dacor Downdraft cooktop
 - Dacor Millennia 27" wall oven offering standard bake, pure convection and convection bake
 - Fisher Paykel dishwasher
 - Dacor built-in microwave/convection oven
 - Sound-insulated garbage disposal
- Solid wood cabinets including:
 - All wood, full-extension dovetailed drawers
 - Cabinets to 7'6"
 - Upper glass cabinets
 - Light valance
 - Crown molding
 - Décor panels (refrigerator and dishwasher)
 - Trash pull-out

POWDER / GUEST BATH

- Oceana Glass Vessel lavatory with wall mounted Falling Water faucet
- Exotic slab marble countertop
- Accent wall with floor-to-ceiling tessera of glass mosaics with spectacular glass rope mirror moulding
- Natural stone flooring

GUEST BATH

- Marble vanity tops
- Custom wood cabinetry
- Kohler faucetry and fixtures
- Natural stone flooring

LAUNDRY AREA

- Full size Bosch washer and dryer
- Natural stone flooring

All dimensions, features and specifications are approximate and subject to change.
Rev. June 2008



Three Bedrooms / Three Baths

Lucayan

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T H E L U C A Y A N



First Floor

Second Floor



3 Bedrooms, 3 Baths

A/C Living Area	2,127 sq. ft.
Terraces/Balcony	621 sq. ft.
Golf Cart/Storage	80 sq. ft.
TOTAL	2,828 sq. ft.