

Specifications

Rock House will be constructed to the highest standards, fully compliant with Turks & Caicos building codes and meeting international standards. Built and designed with the finest of interior finishes & fixtures, the highest quality appliances, custom impact-rated sliding glass doors/windows and structural concrete construction, Rock House is in keeping with other successful Grace Bay Resorts projects in the Turks & Caicos Islands. Artisan-crafted local limestone feature walls create the architectural spirit of Rock House cottages.

Kitchens, Bathrooms, Living areas

- Ceiling heights:
 - One, Two & Three-bedroom Ridge Homes: living area ceiling approx. 12', bedroom ceiling approx. 10'
 - Two-bedroom Oceanfront Residences: lower floor living area ceiling over 12', upper floor approx. 12'
 - Resort Studios: ceilings over 11'
- Countertops & Bathroom Vanity tops: Caesarstone "Organic White"
- Custom kitchen Cabinetry, bathroom vanity in bleached/whitewashed teak
- 8' solid hardwood doors with Satin/Chrome/Stainless door hardware
- Wood paneled SubZero full height 24" fridge/freezer
- Under counter dishwasher by Fisher Paykel, GE Monogram or equivalent
- Electric four-burner cooktop by Wolf or equivalent
- 2-in-1 microwave and convection oven by Bosch or equivalent
- Bathroom plumbing fixtures in Waterworks "Flyte" Satin Nickel finish series
- Hand basins by Kohler or equivalent
- Toto or Duravit WC
- Oversized showers with full height frameless glass enclosures 3/8" thick or greater
- Full size, front-loading stacked Washer/Dryer of GE or equivalent

Resort Studio units will not have full kitchens. These units will include a hotel-specified amenity millwork, including a mini-fridge, microwave, espresso coffee maker, hot water kettle and glassware and cutlery as needed.

Flooring

- Italian porcelain tile floors throughout living space, bathroom & wall tile in bathroom: Mate-Grigio in chevron pattern - varied gray colorway; 3" x 24" or equivalent
- Exterior terraces in imported tile & hardwood

General building specifications

- Constructed of reinforced structural concrete & block
- Main entry wall to be clad in native Turks & Caicos stone as per drawings
- Exterior walls of Dryvit or equivalent
- Natural timber shingle roofing
- Custom impact-rated sliding glass doors of 9 ½ feet.
- Impact-rated windows
- Interior partitions are steel stud framing and gypsum drywall
- Electrical systems include Lutron or equivalent switches and plugs. Dimmers at selected locations.
- Private pools made of structural concrete and modern edge details
- Wired for high-speed internet, wi-fi, TV, phone
- Central air conditioning with dedicated condensers, air handling units and controls.
- Gas powered instantaneous hot water heaters

The developer may substitute materials and products of equal or higher quality as the developer/architect may determine in its sole discretion. The design drawings and material sample describe the project at its present state of development. Adjustments may also be made as required by the Turks & Caicos Planning Board and permitting process.