

Modern Condominium Living

Standard Interior Features

Flooring

- 13"x13" ceramic floor tile in owner's bath & secondary full baths
- Mohawk hardwood flooring at foyer, kitchen, living room, dining room & half baths
- Stained oak stairs from 1st to 2nd floor of Sydney
- Stained oak stairs from 1st to 3rd floor of Monroe
- Mohawk carpet in family room, bedrooms & 2nd & 4th floor hall

Interior Trim

- 2-member crown moulding in living & dining room*
- Two-piece chair rail in dining room*
- 5 1/4" baseboard throughout
- 3 1/4" baseboard in baths & laundry rooms
- Ventilated shelving in closets & pantries

Paint

- Flat finish Princeton White paint on walls & ceiling
- Semi-gloss finish Scott White paint on trim

Sprinkler System

- Modern interior fire suppression system

Plumbing

- Kohler® elongated toilets
- Glass shower door in owner's bath with ceramic tile floor & surround
- 8" spread Kohler faucet at owner's bath & half baths
- 4" spread Kohler faucet at secondary full baths
- Gelcoat fiberglass tub at secondary full baths with ceramic tile surround
- Stainless Steel double-bowl, 9" depth, undermount sink in kitchen
- Kohler pedestal sink in half baths
- Rheem® tankless water heater
- Badger® disposal in kitchen sink

GE® Appliances

- Side-by-side refrigerator with in-door ice & water dispenser
- Dishwasher
- Free-standing gas range
- Over-the-range microwave

HVAC

- 95+ gas furnace heat & 14 SEER cooling
- Honeywell® programmable thermostat

Cabinets & Countertops

- Legacy 42" upper cabinets with crown in kitchen
- Legacy vanity in Sydney & Monroe owner's bath, secondary baths
- Granite countertops in kitchen
- Cultured marble countertops in owner's bath & secondary full baths

Electrical

- Seagull® interior light fixtures
- Recessed lighting as shown per plan

Structured Wiring

- Security system with three key pads & two motion sensors
- CAT5e wiring and multi-media jacks

Hardware

- Schlage® interior & exterior door hardware
- Brushed nickel door hardware, door knocker & kick plate
- Oval mirror with bevel in half bath
- Rectangular mirrors at all other vanities

Standard Exterior Features

Structural

- Housewrap
- Wall sheathing is structural 7/16 OSB
- Hardiplank® pre-finished siding
- Architectural trim
- Engineered floor & roof systems

Windows & Doors

- Therma-Tru® fiberglass raised panel front door
- Ply Gem® insulated, tilt, single-hung, Low-E windows
- Half screen on operable windows

Insulation

- R-15 batt on exterior walls
- R-38 in ceilings & overhangs

Roof & Gutters

- GAF® Timberline 30-year fiberglass dimensional shingles
- Seamless gutters

Garages

- Insulated garage doors
- Fully insulated, sheetrocked, taped & blocked with heavy primer garage walls & ceilings
- LiftMaster® garage door opener with two remotes

Stoops & Walkways

- Brick stoops
- Concrete sidewalks
- Kichler® exterior light fixtures

Landscaping

- Professionally designed foundation plantings
- Irrigated front/side lawns and common areas

Low Maintenance

- Includes common area maintenance, snow removal & trash removal

* These materials, features and amenities are based upon current development plans which are subject to change based on market conditions, availability and architectural revisions.