

CHARLESTON PLACE SPEC SHEET

Revised: Nov 12, 2012

Exterior of Homes

- Custom Architect & Designer selections and elevations
- Hardy Board exterior
- Stone accents
- Jeld Wen Windows
- 8 ft front door with glass accents
- Full light exterior door for all other doors
- Composition roof with metal accent roof in two areas
- Stain grade pine in over hangs with stained corbels
- Two car garage with remote opener
- Exterior lighting package with 5 lights
- Two-tone paint on front elevations
- Wrought iron spindles on balcony
- Oil rubbed bronze front door hardware

Interior of Homes

- All doors solid core wood



- All hardware will be oil rubbed bronze
- Home full prewired for alarm
- All phone and tv cables installed
- Pex water system
- 2x6 exterior walls
- Wrought iron spindles on stairs
- All lighting recessed cans

- Full mirrors with plate wall mirrors
- Sherwin Williams Paints
- Custom interior moulding package with baseboards & door trims
- Solid wood paint grade cabinets onsite built
- Tankless hot water
- Tech-shield roofing
- Engineered, Certified and Inspected foundations

Luxurious Master Suites

- Boxed/coffered ceiling
- Ceiling fan
- Fully carpeted
- Natural stone or ceramic tile floors and shower surround
- Dual head shower Moen fixtures
- His and her sinks with solid wood paint grade vanity
- Pocket doors
- Moen Brantford fixtures in oil rubbed bronze
- Wall lights in oil rubbed bronze
- Under mount ceramic sinks
- Dual flush high efficiency toilet
- Custom closet systems with rods
- Wired for phone and tv
- All granite counters

Third Floor

- Fully carpeted
- Second bedroom upstairs with built-in dresser
- Second bedroom bath with white steel tub
- Bath natural stone or ceramic tile floors with glass inserts
- Moen Brantford fixtures in oil rubbed bronze
- Dual flush high efficiency toilet
- Under mount ceramic sinks
- All granite counters
- Wired for phone and tv
- Stairs landing area has custom built desk with cabinet and drawer
- Fully size high efficiency washer and dryer closet

WFW9351YW WHIRLPOOL WASHER

WGD9371YW WHIRLPOOL GAS DRYER

Buyer cost to include \$1750.00

Gourmet Kitchen

- Custom onsite built cabinets with painted cabinets and stained island
- All granite counters
- Flat shaker style cabinets



- Natural stone or ceramic or glass tile backsplash
- All Whirlpool Stainless Steel Appliances
 - WFG510S0AS WHIRLPOOL 30" GAS RANGE
 - WMH31017AS WHIRLPOOL M/W HODD COMBO
 - WDF310PAAS WHIRLPOOL DISHWASHER
 - WSF26C2EXY WHIRLPOOL 26" CUFT REFRIG
- Undermount stainless steel sink with disposal
- Recessed can lights with outlet for pendent lights

Second Floor

- Entire second floor hardwood floors
- 10 ft ceilings
- Balcony with full light door
- Gas Fireplace with wood mantel and custom surround
- Custom cabinets on each side of fireplace
- TV outlet and surround sound pre-wired
- Powder room with dual flush high efficiency toilets
- Pedestal white sink with Moen Faucet
- Wall lights in stairway finished in oil rubbed bronze
- Wood steps to second floor

First Floor

- Natural stone or ceramic tile floors on entire ground floor
- Bath natural stone or ceramic tile floors and shower surround with glass inserts
- Ceiling fan in bedroom
- Large entry closet with extra under stairs crawl space
- Under mount ceramic sinks
- All granite counters
- Moen Brantford fixtures in oil rubbed bronze
- Dual flush high efficiency toilet
- Full light door out to covered patio
- Wood fenced yards and iron locking front gate
- Grass, bedding plants and stones
- No HOA at this time