



- Drop-in air tub with tiled skirt and deck for master bath
- All vanity sinks to be undermount
- Shower enclosures to be frameless glass enclosure with matching hardware trim at master bath and semi-frameless at secondary baths
- All bathroom mirrors to include a framed flat mirror (excluding powder)
- Bathroom accessories to include paper holders, towel bars and towel rings in polished chrome. Master to receive towel hooks if no towel bar space is available. Master to receive 2 towel bars and all other baths to receive 1 towel bar. Powder room to receive towel ring. No other baths to receive towel rings

#### KITCHENS

- Designer cabinetry in maple wood species or paint grade. Finishes available consist of stain or paint grade finish. Door styles include flat panel, shaker or raised panel in either a full overlay or inset custom door style
- Xenon under cabinet lighting
- Natural Stone or engineered Quartz countertops with 1 1/2" straight edge
- Kitchen Sink – Kohler stainless 18 gauge undermount sink – (model #K3821-3-NA)
- Garbage disposal – Badger #5 (1/2 horsepower)

#### APPLIANCES

- Thermador 36" Pro Grand 6 burner gas range with 9" low back guard (model# PRG366JG and PA36JLBG)
- Thermador 30" Single wall oven (model# ME301JS)
- Thermador Emerald 24" dishwasher (model# DWHD440MFP)
- Thermador built-in microwave and trim kit (model# MBES and MCT30JS)
- Best under cabinet range hood and liner (model# BP195P1M70SB and L7036)
- U-Line 24" under counter wine storage refrigerator (model# U1224WCS00A)
- Refrigerator, washer and dryer are not included in the sales price

#### CABINETS

- Designer cabinetry in maple wood species. Finishes available consist of stain or paint grade. Door styles include flat panel, shaker or raised panel
- Drawers are 5/8" solid wood dovetail construction
- Kitchen cabinet doors are full overlay or inset custom door style
- Kitchen upper cabinets have 2<sup>nd</sup> row of upper cabinets
- Kitchen and Master Bath cabinet doors and drawers to have soft-close feature
- Bathroom cabinets to be full overlay cabinet door style
- All bath vanities are 36" tall, same as kitchen
- Crown molding on upper cabinets



#### PLUMBING FIXTURES

- Bathroom faucets – 8” Kohler Memoirs K-454-4S-CP (Polished Chrome)
- Shower faucet sets – Kohler Memoirs K-T462-4S-CP (Polished Chrome)
- Powder room and master toilet – Kohler Memoirs K-3515-0
- Bathroom sinks (undermount) – Kohler Archer – K-2355-0
- Undermount stainless steel kitchen sink - Kohler Vault - K-3821-3
- Master tub filler – Kohler Memoir – K-T469-4S-CP (Polished Chrome)
- Master bath tub – Mirabelle Edenton drop-in air tub (model# MIREDA6636WH)
- Kitchen Faucet – Kohler Simplice – K-596-CP (Polished Chrome)

#### LIGHT FIXTURES

- LED recessed can lighting throughout home (per plan)
- 52” Sutter Place (SANW) ceiling fan provided at master bedroom. All other bedrooms, gameroom and living room pre-wired for fan and light kit
- Bronze colored exterior floodlights (per plan)
- Front door to have gas lanterns. Fixtures over garage (where applicable to be electric lanterns)
- Xenon under cabinet lighting at kitchen
- Decorative hanging light fixtures are not included in the sales price

#### GREEN FEATURES

The homes will incorporate the most significant recent advancements in green building techniques. The more noteworthy features include:

- Zoned 16 SEER Lennox air conditioning system
- Tankless gas water heaters
- Blown cellulose wall insulation in lieu of R-13 batts
- Radiant barrier roof decking
- Low E vinyl windows

#### SELECTIONS AND CHANGES

- All finish items (cabinets, paint, countertops, tile, carpet, wood flooring stain, etc.) to be selected from selection room at sales center
- The B Plan offers an optional wet bar build out at the Living/Dining room
- The B Plan offers an optional morning bar build out at the master retreat
- The C Plan offers an optional grill at the 4<sup>th</sup> floor roof terrace
- All change orders and upgrades to be in writing and signed by Buyer and Seller and paid in full before work begins or materials purchased



- Door heights are 8 feet (per plan)
- R-30 blown fiberglass insulation in attic ceilings. R-13 (2x4 walls) and R-19 (2x6 walls) sprayed cellulose in exterior walls
- Smoke and carbon monoxide detectors throughout
- All bedrooms, living room, and gameroom pre-wired for ceiling fans. Ceiling fan fixture provided at master bedroom only
- Pre-wired for cable TV and telephone
- Pre-wired for sound system in living room, kitchen, master bedroom, master retreat and master bath
- Security system
- Garage door opener with transmitters
- Fireplace with limestone surround
- Wrought iron interior stair and wall railings
- Wood flooring provided at 1<sup>st</sup> floor, all stairs, entire 2<sup>nd</sup> floor, hallways at 3<sup>rd</sup> and 4<sup>th</sup> floors, and 4<sup>th</sup> floor gameroom
- Carpet – 25 ounce Nylon in Cut and Loop patterns
- Carpet installed in all bedrooms, bedroom closets, and master retreat; to exclude first floor bedroom and closet
- Double paned low E Vinyl windows
- Kitchen countertops to be natural stone or engineered quartz. Bathroom countertops to be natural stone (see standard and upgrade offerings at selection center)
- Countertops to be 2 cm with a laminated 1 ½” edge
- Tile kitchen backsplash (see standard and upgrade offerings at selection center)
- Closets rods finished out with aluminum hanging rods in lieu of wood rods

#### EXTERIOR FEATURES

- Exterior veneer to consist of brick and stucco
- Roofing material to be 30 year composition shingle
- Driveways to consist of decorative brick pavers
- Fully guttered roof with downspouts
- Exterior hose bibs
- Mahogany front doors (per plan)
- Brick paver entry walks
- Brick paver patio (100 SF) with landscaping
- All exterior openings sealed with polyurethane sealant
- Irrigation system for back patio space

#### BATHROOMS

- Master bath flooring to be natural stone or full bodied porcelain tile. Secondary bath tile to be full bodied porcelain or ceramic (see standard and upgrade offerings at selection center)
- Natural stone countertops in all bathrooms