

The Modern Bungalow Co LLC

Features List – 727 Merrill

General

4 Bedrooms / 4 full bathrooms

Second Floor In - Law Suite with kitchenette and Full Bathroom or 5th bedroom/5th full bath

Downstairs Study/ Flex bedroom with full bath and closet

Primary Bedroom with vaulted ceiling and White Oak Beam

Primary Bathroom with soaker tub, dual vanity sink, walk-in glass-enclosed shower

Utility rooms - upstairs - with a Farmsink, a small folding table, and cabinets

Open Game room on second floor

Mud room with built-in on the first floor

Formal dining room with decorative white oak ceiling

Large Entry Foyer with white oak beams

Butler Pantry with built- in Wine Racks and white oak shelving. Includes a builder select wine chiller

Large Family room with gas log fireplace, built in cabinetry and access to covered back patio

Fully fenced back yard

2 car garage

Sprinkler system

Navian Tankless water heater

200 amp electric service

Calacatta Quartzite in the kitchen. Calacatta Ultra Quartz throughout all bathrooms, In-Law Suite and Utility

Wood Construction

Framing to comply with all city codes and the engineered plans and specifications

Framing shall be standard platform framing with spacing at 12" or 16" on center per plan

First floor framing will be 2" x 4" studs with 10' ceiling height per plan, Second floor framing will be 2'X4' studs with 10' ceiling height per plan. Master ceiling will be vaulted

Sheathing will be 7/16 OSB, roof sheathing will be 7/16 OSB Tec Shield or Equivalent

Floor decking will be 4'X8'X 3/4 T&G OSB or equivalent, glued and nailed to joists

Web trusses between floors per engineered plans

Exterior siding

Cement board (Hardi or Equivalent) Siding and Trim

House and garage wrapped with moisture barrier (Tyvek or equivalent)

All windows sealed with adhesive backed foil for moisture protection

Windows

Jeldwen Double hung wood windows with Low E Insulated glass and tempered glass where required

Front elevation will have a 2/2 configuration

Back, West and East elevation will have 1/1 configuration

Jeldwen stationary wood windows are utilized in some areas

Roof

30 year raised profile shingles with continuous ridge venting in Charcoal Color and a black Standing Seam Steel Roof over porch

Foundation

Per Engineered Plans: Typical is drilled piers, spread footings, CMU blocks per engineered plans
Garage is Concrete slab on grade

Insulation

Polyseal around windows/ doors and exterior walls
Walls R13 batts
R 30 blown in attic
Closed Cell Spray Foam in crawl space

Floors

Reclaimed oak floors throughout (except bathrooms and utility)

Sheetrock

Light texture. No rounded corner beads
Garage is sheet rocked, but NOT painted
Porches are sheetrocked with exterior drywall

HVAC

16 SEER high efficiency units with programmable thermostats
Separate units for upstairs & downstairs. Heating to be natural gas.

NOTE: homeowner must change ac filters every 3-6 months or units may become disabled and warranty will void

Interior and Exterior Doors

Interior will have Solid Core Masonite 5 flat horizontal panel doors
Study will have 1 lite glass double doors
Front door is a Horizontal Panel door 3'0" x 8'0"
Back door are lite fir (1 operable and 2 Stationary)
Garage overhead door is Insulated with windows

Fencing And Landscaping

7' horizontal cedar fence with pedestrian gate
4' Iron Fence in front yard with pedestrian gate-builder select (Does Not include an electric driveway gate)
Full sod in front & back yards
1 Front and 1 back flower bed

Front will have 1 bed with 1 row of evergreen shrubs, 1 row of dwarf shrubs, seasonal color and flowering accent plants

Back will have 1 row of evergreen shrubs with flowering accent plants (total 2 beds @ approximately 6' each)

Sprinkler System

Fireplace

42" gaslog fireplace with switch (no remote)

Kitchen

48" GE Monogram Built In Professional Series refrigerator (ZISS480DPSS)

48" GE Monogram gas Range (ZGP486NDTSS)

GE Monogram Dishwasher (ZDT925SPN55)

Calacutta Quartzite Counters

Tile: 3x12 handmade white ceramic backsplash with herringbone pattern

Primary Bath

Kohler Purist Plumbing line with Cross Handles in Chrome

Shower will have 1 wall mount, 1 handheld and 1 ceiling faucet

Signature Hardware Cosima 28" Resin Vessel Bathroom Sink

Lavatories will be wall mount with cross handles

67" Freestanding soaker Tub

Site built cabinets

12x24 Honed marble floors

3x12 white flow shower wall tile

5" hexagon marble accent on Lavatory Walls

2" honed Hexagon Carrera Marble on shower floor

Calacatta Ultra Quartz counters

Lighting Fixtures

See Attached Spec List

Plumbing Fixtures

Rohl Campo Bridge Kitchen Faucet with Sidespray in Polished Nickel (**KS8106DL**)

Kingston Brass Pot Filler in Polished Nickel

Kohler Purist faucets in Chrome in Primary Bathroom/wall mount lavatory

Kohler Purist faucets in Brushed Brass in Downstairs bath with builder select vessel sink
/wall mount lavatory

Moen Gibson faucets in chrome in all upper secondary bathrooms

Kohler Devonshire toilet in powder and primary bathrooms

Kohler Highline toilet in all secondary bathrooms

36" white fireclay kitchen sink with stainless rack in kitchen

24" white fireclay kitchen sink in utility

Kraus Oletto Faucet in the in law Suite (chrome) and utility (Brushed Brass)
30" Undermount stainless sink in the In-Law Suite
Kohler Highline Elongated Toilets

Hardware

Emtek Interior and exterior doorknobs (see features sheet)
Soft close drawers and cabinets downstairs
Gatco Latitude II Bathroom towel bars, toilet paper and hand towel ring in all bathrooms.

Builder reserves right to replace any selection with one of equivalent value and quality if unavailable.

Buyer Signature _____Date_____

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