

# The Kensington

## Hyde Park



### Overview

<b>Bedrooms</b>	3
<b>Baths</b>	3 Full 1 Partial
<b>Square Feet</b>	3,082 SF, 1,525 LOT
<b>Schools</b>	Wharton K-8 Dual Language Academy Gregory-Lincoln MS Lamar HS

### Signature Features

- Subzero & Wolf Gourmet Kitchen
- Electrical Outlets Inset in Base Trim
- Elevator Installed
- Brizo Luxury Plumbing Fixtures
- Master Shower Suite with Standard, and Rainshower, Handheld and Body Sprays
- 1x6 Tongue and Groove Stained Soffit
- Rooftop Terrace with gas and water hookups
- Wainscoting and Custom Paneled Trim from Floor to Ceilings on all Floors
- Sub-floors and Stairs Screwed Down
- White Oak Hardwood Flooring, Custom Stained & Finished
- Low E Windows
- Tilt Feature Inset Cabinet Doors and Drawers in Entertaining areas and Primary
- Soft Close Hinges and Glides
- Jeldwen™ 8 ft Foot Solid Core Interior Doors
- Decorative Driveways per Development

### Structural

- Double 2x6 Framing on all exterior walls with fire rated lumber and insulation.
- 1½ Tongue and Groove Sub-Floor
- Wood Framing with Studs 16" on Center (2x6 Exterior Walls and 2x4 Interior Walls)
- Engineered Trusses per Plan

### Interior Features

- Solid Core Doors in Various Styles
- Premium (Chrome, Nickel or Bronze) Interior Door, Cabinets & Bath Hardware
- Emtek Door Hardware
- Elegant Lighting Chandeliers in Dining, Gameroom, Master Bedroom and Powder.
- Smoke and Carbon Monoxide Detectors
- Secondary Bedrooms, Study and/or Game Room Pre-Wired for Ceiling Fans.
- Pre-Wired for Speakers in Living Room, Gameroom, Outdoor Terrace, Master Bedroom & Bath

# COMPASS

- Pre-Wired for Surround Sound System in Primary Bedroom, Living Room, Game Room, and Patio
- Pre-Wired for Security Systems & Cameras
- Low E, Double Pane Milgard Windows
- Designer Selected Lighting Package

## Kitchens

- Custom Built Cabinets with Inset Soft Close Doors and Drawers
- Under Cabinet Lighting and Plug Strips
- IPremium Countertops (TBD)
- Kitchen Sink - Stainless 18 Gauge Undermount Sink
- Pull Down Kitchen Faucet with Spray Hose
- Garbage Disposal
- Premium Chrome Cabinet Pulls

## Appliances

- Energy Star Certified Wolf Gourmet Appliances
- 24" Wolf Microwave
- 24" Asko Dishwasher
- 48" 8-Burner Gas Cooktop (Griddle Optional)

## Bathrooms

- Premium Brizo Plumbing Fixtures
- ICarrara Marble
- Widespread Vanity Faucets in Polished Chrome, Satin, Nickel or Bronze
- Quartz or Marble in all Baths
- Undermount Jacuzzi Tub in Master Bath
- All Vanity Sinks Rectangular Undermount
- Make-up station

- Shower Enclosures of Frameless Glass
- with Matching Hardware Trim
- Ample Custom Measured Mirrors throughout.
- Bathroom Accessories to Include Tissue Paper Holders, Towel Bars and Towel Rings in Polished Chrome, Satin, Nickel or Bronze as Appropriate
- Bath Vanities are 36" Tall, Same as Kitchen
- Elongated Commodes in all Bathrooms

## Exterior Features

- True Stucco and James Hardie Stucco Siding
- Roofing Material Superior per Design
- Guttered Roof with Downspouts
- Covered Front Entry Vestibule for Added Safety and Shelter
- Exterior Hose Bibs at Patio and Rooftop
- Eight Foot Front Door
- All Exterior Openings Sealed with Polyurethane Sealant
- Garage Door Opener with (2) Transmitters
- Stamped exterior roof terrace with 10 year manufacturer warranty

## Outdoor Living

- Covered 4th Floor Terrace with
- Pre-Wired for Television and Speakers
- Gas and water hookups

## Green Living

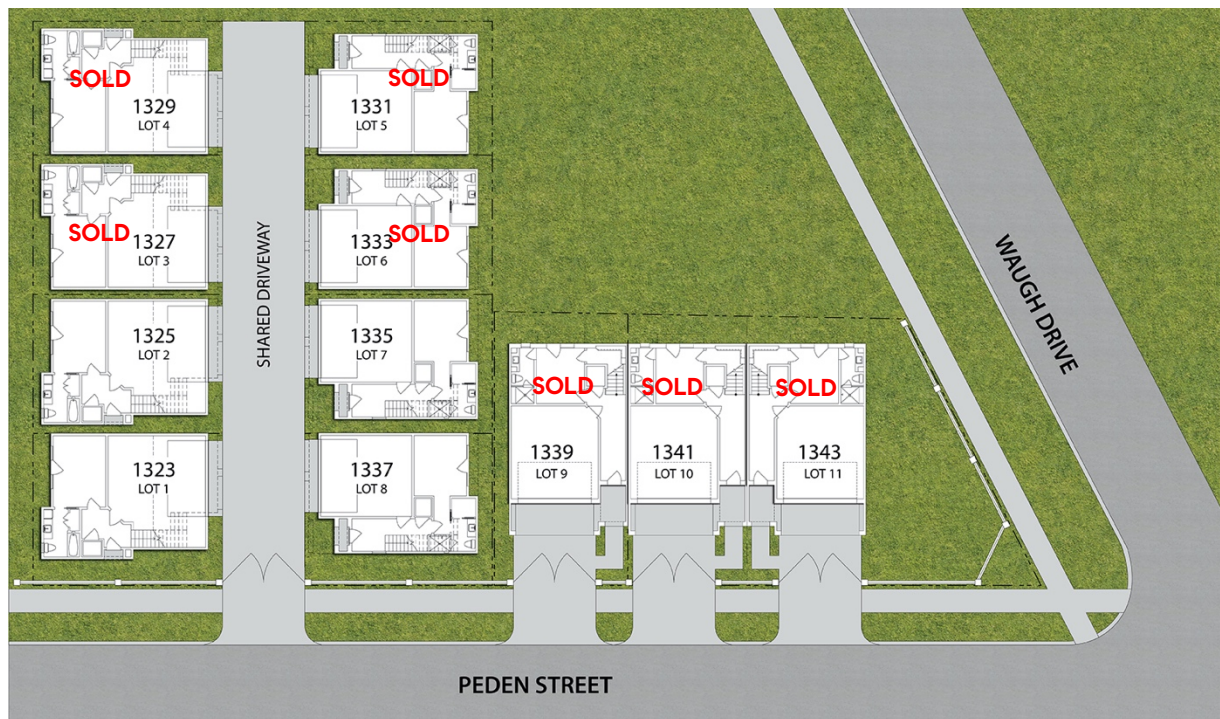
The homes will incorporate significant recent advancements in green building techniques. The more noteworthy features include:

- Tankless Gas Water Heater
- Open Cell Foam Insulation

# COMPASS

- 16 SEER Performance Rated System, Pleated Media Air Filters to Catch Pollen and Mold Spores, Zoned Heating and Air Conditioning
- 95% Variable Speed Furnace and Coil
- Touch-Screen Programmable Thermostat
- Pre-wired set up for Control 4 (optional upgrade)
- Energy Star Compliant Appliances
- Radiant Barrier Roof Decking
- Low E Windows
- R-30 Blown Cellulose Insulation in Attic Ceilings
- R-13 (2x4 ext. Walls) and R-19 (2x6 ext. walls)

## Site Map



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

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