

108 E 44th Unit A Finishes and Selections

Exterior and Infrastructure Features

- James Hardie siding, including walls, fascia, and soffit with LP Tech shield roof decking
- Painted garage door with windows as installed and Wi-Fi garage Door Opener
- Recessed lights and fans on exterior porches
- 2 Car Driveway with Curb Stops
- Private walkway with Wrought Iron privacy gate
- 3-sided perimeter fence
- Fully Sided Backyard
- 30 Year architectural shingles
- 16 SEER-rated HVAC unit With Digital Thermostat
- R-13 BATT In Walls, R-22 BATT In Raised Ceilings, R-30 Blown in Attic
- 40 Gallon Natural gas water heater
- Ridge vents with continuous soffit vents
- Double pane Low E windows
- 6-year structural warranty, 2-year warranty on portions of home major mechanicals, 1-year limited warranty on defects and workmanship

Interior

- 10' Ceilings on the 1st floor and 9' ceilings on the 2nd floor.
 - Ceiling fans in each bedroom and living room
 - Smoke detectors and carbon monoxide
 - Gas & Electric dryer connections in the utility room
 - Raised 5-panel Interior doors
 - Interior Paint- Sherwin Williams
 - Ceramic Tile for all bathrooms and backsplash
 - Luxury Vinyl Plank Flooring throughout the home (No Carpet)
 - Quartz Countertops in the kitchen with Waterfall Edge peninsula island
 - Solid Surface Bathroom countertops
 - High Gloss Modern Euro Style Designer Soft Close Cabinets Throughout
 - Interior Lighting, including recessed can lighting throughout, designer vanity lights in bathrooms, Bedroom lighting with Ceiling Fans
 - Wrought Iron Stair Railing
 - Glass Mirrors above Vanities
 - Black Door Hardware, Light Fixtures and bath fixtures and accessories
 - 30' Gas Range, Microwave and, Dishwasher All Stainless (Samsung)
 - Raised Outlets for TVs in the Primary bedroom and Family Room with Cat 6 Cabling and Coaxial Cabling
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