

## Modern Condominium Living

### Standard Interior Features

#### Flooring

- 12"x12" ceramic floor tile in owner's bath & secondary full baths
- Mohawk engineered hardwood or laminate flooring at foyer, kitchen, living room, dining room & half baths
- Stained oak stairs from 1st to 2nd floor of Sydney
- Stained oak stairs from 1st to 3rd floor of Monroe
- Mohawk carpet in family room, bedrooms & 2nd & 4th floor hall

#### Interior Trim & Ceiling

- 9' ceilings all levels, except where marked for mechanical or structural requirements
- 2-member crown moulding in living & dining room\*
- Two-piece chair rail in dining room\*
- 5 1/4" baseboard throughout
- 3 1/4" baseboard in baths & laundry rooms
- Ventilated shelving in closets & pantries

*\*No dining room in Sydney*

#### Paint

- Flat finish Princeton White paint on walls & ceiling
- Semi-gloss finish Hi Hiding White paint on trim

#### Sprinkler System

- Modern interior fire suppression system

#### Plumbing

- Kohler® elongated toilets
- Glass shower door in owner's bath with Mohawk ceramic tile floor & surround
- 8" spread Kohler faucet at owner's bath & half baths
- 4" spread Kohler faucet at secondary full baths
- Gelcoat fiberglass tub at secondary full baths with ceramic tile surround
- Stainless Steel double-bowl, 9" depth, undermount sink in kitchen
- Kohler pedestal sink in half baths
- Rheem® tankless water heater
- Badger® disposal in kitchen sink

#### GE® Appliances

- Side-by-side refrigerator with in-door ice & water dispenser
- Dishwasher
- Free-standing gas range
- Over-the-range microwave

#### HVAC

- 95+ gas furnace heat & 14 SEER cooling, two-zone electronic damper
- Honeywell® programmable thermostat

#### Cabinets & Countertops

- Maple, Stained Legacy 42" upper cabinets with crown in kitchen
- Thermafoil or Maple, Stained Legacy vanity in Sydney & Monroe owner's bath, secondary baths
- Granite countertops in kitchen
- Cultured marble countertops in owner's bath & secondary full baths

#### Electrical

- Progress® interior light fixtures
- Recessed lighting with LED Trims as shown per plan
- LED bulbs and closet lights per plan

#### Structured Wiring

- Araknis Networks 500 Series Indoor Wireless Access Point for extended coverage
- CAT5e wiring and multi-media jacks

#### Hardware

- Schlage® interior & exterior door hardware
- Brushed nickel door hardware, door knocker & kick plate
- Oval mirror with bevel in half bath
- Rectangular mirrors at all other vanities

### Standard Exterior Features

#### Structural

- Housewrap
- Wall sheathing is structural 7/16 OSB
- Hardiplank® pre-finished siding
- Architectural trim
- Engineered floor & roof systems

#### Windows & Doors

- Therma-Tru® fiberglass raised panel front door
- Ply Gem® insulated, tilt, single-hung, Low-E windows
- Half screen on operable windows

#### Insulation

- R-15 batt on exterior walls
- R-38 in ceilings & overhangs

#### Roof & Gutters

- GAF® Timberline 30-year fiberglass dimensional shingles
- Seamless gutters

#### Garages

- Insulated garage doors
- Fully insulated, sheetrocked, taped & blocked with heavy primer garage walls & ceilings
- LiftMaster® garage door opener with two remotes

#### Stoops & Walkways

- Brick stoops
- Concrete sidewalks
- Progress® exterior light fixtures

#### Landscaping

- Professionally designed foundation plantings
- Irrigated front/side lawns and common areas

#### Low Maintenance

- Includes common area maintenance, snow removal & trash removal

*\* These materials, features and amenities are based upon current development plans which are subject to change based on market conditions, availability and architectural revisions.*