



## Specifications

### Structural

- ◆ Footings & foundations - poured concrete
- ◆ Basement & garage floors - poured concrete
- ◆ Gas Fireplace w/remote control - flush hearth w/mantel, marble surround
- ◆ Sheathing – Roof OSB, Exterior Walls OSB, floors 3/4 T & G plywood
- ◆ Insulation - R-19 walls, R-38 ceilings, R-30 cathedral ceilings, blanket fiberglass
- ◆ Footing drains
- ◆ Insulated windows w/built-in grills and screens - vinyl clad exterior – low E glass
- ◆ Front door – steel, insulated
- ◆ 2x6 construction

### Exterior

- ◆ Siding – vinyl w/ brick accent, as shown on plan
- ◆ Shutters - vinyl as shown on plans- black
- ◆ Roof - 30 years architectural shingles- black
- ◆ Gutters & leaders – aluminum
- ◆ Deck – 12' x 12' state of the art composite decking with cedar rails

### Interior

- ◆ Ceilings - flat painted – 9' ceilings on first floor
- ◆ Walls - two coats flat paint, one color throughout - Benjamin Moore
- ◆ Trim - painted 5 1/4" baseboard and stafford trim throughout
- ◆ Doors - 6 panel molded - painted
- ◆ Closets – wire shelves
- ◆ Vanity mirrors - plate glass sized per vanity
- ◆ Crown molding - 4 5/8" - Dining Room, Study, Powder Room
- ◆ Brushed nickel hinges & handles

### Electrical

- ◆ Electrical outlets and switches per code
- ◆ 10 communication outlets
- ◆ 200 Amp Service
- ◆ Lighting allowance - \$2,000
- ◆ 10 recessed lights
- ◆ Security system w/two keypads
- ◆ Garage door openers installed w/exterior keypad & two remotes

### Appliances & Cabinetry

- ◆ Appliance allowance - \$3,500
- ◆ Kitchen cabinetry- custom designed, granite countertops
- ◆ Bathroom vanities w/granite countertops

### Plumbing

#### Master Bath – White fixtures

- ◆ Tiled 5' shower
- ◆ Granite vanity top w/undermount double sinks
- ◆ Elongated toilet– comfort height
- ◆ Moen Eva or Brantford faucets
- ◆ Glass shower door in master shower
- ◆ Soaking tub, where shown

#### Main Bath – White Fixtures

- ◆ One piece fiberglass tub/shower combination
- ◆ Elongated toilet—comfort height
- ◆ Granite vanity top w/undermount sink
- ◆ Moen Eva or Brantford faucets

#### Powder Room

- ◆ Pedestal sink– Gerber Brienne Petite
- ◆ Elongated toilet– comfort height
- ◆ Moen Eva or Brantford faucets

### Plumbing (cont'd)

#### Kitchen

- ◆ Under mount stainless steel 32" single bowl sink
- ◆ Moen integrated style faucet with spray
- ◆ Moen soap dispenser
- ◆ Garbage disposal
- ◆ Gas or Electric for cooking

#### Laundry/Mudroom

- ◆ Washer and vented dryer hook-ups

### Heat & Hot Water

- ◆ Gas fired 2 zone FWA heat with April-aire humidifier
- ◆ Central Air – 2 zone
- ◆ Buried 500 gallon propane tank
- ◆ 50 gallon gas fired water heater

### Floors

- ◆ Great Room, Dining Room, Kitchen, Foyer, Staircase, 2nd floor hallway - 2 1/4" oak flooring- 3 coats polyurethane
- ◆ Bedrooms, Study, Den - carpet
- ◆ Bathrooms - ceramic tile

### Utilities

- ◆ Public Water
- ◆ Public Sewer with grinder pump - maintained by association

### Landscaping

- ◆ Driveway - paved
- ◆ Lawn - graded & seeded where disturbed
- ◆ Front foundation plantings
- ◆ Paver walkway – driveway to front door
- ◆ In-ground irrigation with rain sensors

*Features and specifications are subject to change.  
Seller may substitute equal or better quality brands.*

*Revised 11/4/16*