



### Interior -

- 1) All wood flooring is washed white oak 7inch nail and glue down flooring.
- 2) All trim and casings painted white.
- 3) Interior doors painted blue
- 4) Door knobs - Emtek handled
- 5) Door hinges - polished nickel
- 6) Kitchen pantry all glass with frameless glass door
- 7) Fridge closet - complimentary frosted glass door and appropriate (non glass) shelving.
- 8) Guest room closets and front coat closet to have pole and shelves.
- 9) Master closet - shelving to be installed by others

## Electronics -

- 1) Sound Speakers mounted in all bedrooms, master bath, kitchen/dining, living room, rear deck and lower level garage/summer room
- 2) Sonos system provided for master suite and kitchen/dining. Other rooms optional
- 3) Security system with motion detection (not on individual windows). (Devices Smart Home System to include remote access inclusive of temperature control, front and rear cameras, programmable lights throughout.
- 4) Home theater/surround prewired with speakers in living room
- 5) Cable tv wire for main living room, master bedroom and guest bedrooms.
- 6) Living room tv mount is set back 6 inches in wall

## Heating and Air-conditioning -

- 1) 2 separate heat pump systems installed, with one in attic and one suspended from the garage ceiling with two zones. All rooms ducted for heat and air conditioning. Condensers mounted above floor level on west elevation of home
- 2) Master bath has heated floors in water closet and main bath floor. Guest bath heated floors.

## Lighting -

- 1) Foyer, living room, dining room, hallways, powder room, guest bath and guest bedrooms to have center mounted ceiling fixtures
- 2) Recessed lighting in Kitchen (over island and counters), living room and portions of master bedroom
- 3) Switched outlets (for lighting) in foyer, living room and master bedroom
- 4) Sconces in powder room, guest bath and master bath
- 5) Hanging lights in dining room, over kitchen sink and master bath ceiling
- 6) Ceiling fan (non lighted) in master bedroom over master bed.
- 7) Exterior Sconces on front door and rear deck
- 8) 3 decorative garden sconces lighting pathway from driveway to rear yard
- 9) Spot light, lighting rear yard mounted at rear peak
- 10) Appropriate lighting to light garage entry exterior -to be determined
- 11) Ceiling mounted garage fixtures, white blink (6 locations)

NOTE - no hanging lights over the kitchen island was an intentional design element.  
We can add hanging lights if desired.

## Electrical -

- 1) All plugs and switches located to code
- 2) 3 way switch for staircase
- 3) Switches - designer
- 4) Exterior outlets to code including rear deck

## Water -

- 1) Water shut offs located in water heater closet below stairs
- 2) Front driveway exterior faucet is hot and cold water exterior spigot
- 3) Rear yard spigot located on rear, west wall

## Fireplace -

- 1) Mid wall positioned fireplace
- 2) Fireplace surround to be sheeted porcelain

## Appliances -

1)Appliance package is Bertazoni with built in refrigerator, dishwasher and 48 inch stove (stove white).

2)Wine fridge located in wet bar

3)Drink fridge located in 2nd floor guest suite

4)On demand hot water spigot and unit located at kitchen sink

## Bath Fixtures - Non Master

1)All faucets are Brizo

2)Powder room and guest bath toilets are Kohler wall hung

3)Powder room and guest bath vanities are Crosswater 28" Wall hung vanities

## Master Bath -

1)Brizo fixtures for faucets and shower

2)Shower includes two wall mounted shower heads, one rain head and one hand held shower head

3)Shower includes stone bench

4)Master shower complete with steam unit

5)Master Shower window tinted for privacy

6)NOTE \*Master shower walls are sheet porcelain.

7)Master shower floor to have complimenting 1 inch tile floor

8)Water closet with frosted glass wall and door

9)Master Toilet - Crosswater Resa Spa Toilet

10)Separate exhaust fans for bathroom and water closet

## Tile -

- 1) Kitchen back splash wall - white subway (oversized).
- 2) Guest bath floor - pebble flooring and complimentary tile surround for tub
- 3) Master bath tile - see above in master bath

## Stairs -

- 1) Stairs white oak treads (stained to match floor)
- 2) Stair rails - stainless steel wire with white posts

## Garage -

1) Door to be overhead with opaque panels and lift motor -

2) Garage floor - newly poured concrete

3) Garage ceiling fully insulated with sheetrock and paint

Elevator -

1) House is framed for a 1 stop elevator (shaftless). Elevator will be prewired for future installation. Elevator install is optional



## Exterior

1) All new Maybec cedar bleaching shingles

2) All trim is Aztec

3) Deck - Timber Tech White Wash Cedar

4) Railings to be wire with white vinyl posts.

5) 3 bedroom septic system with leaching fields

6) Roof is asphalt with metal accents

7) Rear and side yards raked and seeded. Front garden fully landscaped with

beach stone treatment

8) Cobblestone accented driveway