

LUXURY CONDOMINIUMS

STANDARD FEATURES

BUILDING INCLUSIONS

- Only the highest quality workmanship, materials & construction
- Design and 3D architecture
- 1-year builder warranty
- On staff interior designer to help you fully transform your home
- Skilled team, contractor, and supplier network
- Customizable interiors with generous allowances for countertops, cabinets, fireplaces, luxury vinyl plank flooring & carpet, tile, closets, plumbing & lighting fixtures, and appliances.
- Poured concrete foundation walls with [Mar-flex GeoMat](#) wall waterproofing & drainage membrane
- [Pro Form](#) system (forms footing, drains foundation & provides a means for radon reduction)
- Vapor barrier underneath basement floor
- 9' basement walls
- Energy Efficient Home
- 2x6 exterior wall construction with advanced energy efficient [LP WeatherLogic](#) wall sheathing system
- Steel beams and tube columns
- Excellent sound barrier between units w/ high STC rating (double layer 5/8" Type X drywall, double 2x4 wall with 3" rockwool safe and sound batt insulation.
- 2" foundation insulation with aluminum groundbreaker on top
- [Marvin](#) premium fiberglass windows with transoms
- Engineered I-Joist floor system with T&G high performance floor sheathing, nailed and glued
- Engineered roof trusses with OSB sheathing
- R-50 blown in attic insulation

INTERIOR INCLUSIONS

- Armstrong Air high efficiency furnace
- Honeywell or similar media air filter
- Armstrong Air 16 seer high efficiency air conditioner
- Plumbing includes pex water lines with copper shut off valves at all sinks and toilets, 2 frost protected hose bibs, 50-gallon energy saver power vented gas water heater, sump pump
- Electrical includes 200-amp service, premium Decora style outlets and switches, Smoke & CO2 detectors, outlets & GFCI outlets per code, cable jacks in all bedrooms, recessed lighting, and lighting fixture allowance
- Drywall with knock down texture
- Spray foam insulation at basement sills
- 9' standard ceiling height plus high vaulted ceilings up to 11' throughout
- Painted white solid core doors with Schlage door handles
- Painted white 5 1/2" base moldings & 3 1/4" cased window trim moldings (not drywall returned)
- Painted white ceilings and walls
- Open concept living/kitchen/dining area
- Living room includes Heatilator 36" direct vent sealed gas fireplace with blower
- Fireplace tile/stacked stone finish up to mantel
- Electrical and lighting per plan
- 200-amp electrical service
- Luxury vinyl plank flooring throughout main floor living area
- Laundry room washer box with hot/cold water
- 9' ceiling high [Countryside](#) kitchen cabinets
- [Countryside](#) stained maple, hickory, or oak cabinets (full overlay) with soft close drawers & doors, large crown molding, and handles

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- Large kitchen island with pull out garbage, electrical outlet, stainless steel under-mount sink, premium faucet, and garbage disposal.
- Granite/Quartz countertops included throughout (level 1)
- Ceramic tile backsplash over kitchen counter
- Premium stainless steel kitchen appliances
- Waterline for ice maker in refrigerator
- Includes gas line for range and dryer
- Lighted walk-in pantry with solid shelving & frosted glass door
- Outside vent for microwave/rangehood
- Primary bedroom includes large walk-in closet with custom closet system
- Primary bathroom includes tile flooring and fully tiled shower with decorative mosaic strip & heavy-duty frameless glass shower door & niche
- Other bathrooms include white fiberglass tub & surround
- Kohler undermount oval or rectangle Caxton sinks in bathrooms
- Premium comfort height elongated apron toilets
- Carpeting with ½" pad included in bedrooms
- Square corners on interior walls
- Optional finished basement w/ rec room, bedroom and full bath
- Optional window treatments

EXTERIOR INCLUSIONS

- LP SmartSide Expert prefinished siding
- High quality exterior accent stone
- Caulking of exterior with OSI caulk
- GAF high-definition dimensional architectural shingles
- Continuous ridge vent and enamel baked colored valley to match shingle color
- Ice and water shield applied on eaves and valleys (2 rows on all eaves)
- Energy rated insulated fiberglass exterior doors with deadbolts
- Maintenance free composite decking and aluminum railing system
- Maintenance free aluminum gutters, downspouts, soffit & fascia
- (2) exterior frost-proof hose bibs
- (2) exterior weatherproof GFCI outlets
- Attached 2.5 car garage with 3rd car garage options
- Garage is completely drywalled & insulated with 1 coat sand texture paint (all white one color)
- 8' steel insulated garage door w/ windows and automatic opener, 2 remotes & keypad
- Concrete driveway, sidewalk & patio
- Coach lights and post lamp
- Professionally landscaped with sodded lawn and inground irrigation system

DISCLAIMER

* Building materials, appliances, fixtures, equipment, views from decks & patios and site plans represented in any seller's models, marketing/promotional brochures, materials, plans & documents are subject to change at the sole discretion of the developer and are not intended to be an exact representation of the actual product.

* Any plumbing, lighting, appliances, cabinets, countertops, flooring, closet system, shower doors & mirrors, fireplaces, etc., referenced in standard features document are part of allowances provided. Refer to contract specifications document for detailed allowance breakdown.

* Marketing materials including this document do not represent an actual contractual agreement, please see signed builders specification which is part of the contract.