

KITCHEN

- Modern flat panel cabinetry
- Quartz Countertops
- Tiled backsplash
- Single bowl, undermount Stainless Steel sink
- Single handle Black finish faucet
- Black or Brass finish cabinet pulls
- LED under cabinet lighting

APPLIANCES OR COMPARABLE:

- Thermador Panel Ready Refrigerator, T36IB905SP
- Thermador 36" Gas Range, PRG366WHSS
- Best Integrated Hood, P195P2M70SB
- Thermador Dishwasher, DWHD650WFPSS
- Thermador Microwave Drawer, MD24WSS

LAUNDRY

- LG Front Load White Washer & Dryer, WM4000HWH, DLGX4001WH

BATHROOMS

Primary Bath

- Flat Panel style double vanity
- Walk in showers with Matte Black finish plumbing fixtures.
- White free-standing tubs with black finish tub filler
- Heated Floors

Hall Bath

- Flat Panel style single vanity
- Built in white tub with white skirt.

General

- Quartz countertops with matching backsplash.
- Luxury Porcelain tile
- Single handle Black finish faucets & cabinet pulls
- Rectangular under mount White sinks
- Decorative framed vanity mirrors
- Toilet paper holder & towel bars not included.

PAINT

- Walls: Buyer's choice of included Sherwin Williams paint. Up to 3 wall colors, Flat finish except Bathrooms. Bathrooms Eggshell finish.

FLOORING

- Wide Plank Luxury Engineered Hardwood throughout, excluding bathrooms, and utility closets.

DOORS & INTERIOR STAIRS

- 8' Solid core single panel, Shaker style, White
- Single lever, Matte Black finish Interior Door hardware.
- Penthouses: Oak stairs and steel railing, painted black.

CLOSETS

- Developer's included custom closet shelving and organizers.

LIGHTING

Recessed Cans

- Installed in Kitchen, Living Room, Hallways, Primary Bedroom and Primary Bath

Surface Mounted

- Kitchen Islands: Oversized pendant light
- Bathrooms: Wall mounted vanity lights above each sink
- Guest Bedrooms: Ceiling mounted light fixture.
- A ceiling junction box provided for future use in Primary Bedrooms

INSULATION

- Exterior Wall: Combination of closed 2" foam spray + Batt between Units: Soundproof R38 Blown in
- Roof: R49 Blown in
- Sound Buffering: 5mm rubber installed under prefinished hardwood flooring boards for 1st, 2nd and 3rd level subfloor. Ceiling finished with 2 layers of drywall and resilient channel installed with acoustic green soundproof glue. Heavy duty pipe wrap sound insulation for plumbing stacks Sound insulation and 2" x 4" batt insulation in all bathrooms and mechanical closets

GENERAL AMENITIES

- Elevated cable and electrical outlets for wall mounting TVs in Primary Bedrooms & Living Rooms
- Baseboard height cable outlet in Guest Bedrooms.
- Prewired for speakers in the Living Room, Primary Bedroom & Primary Bathroom. *Speakers not included.
- Hands-free direct dial to phone intercom
- Ecobee Smart thermostat or comparable
- Each unit includes a storage space, per plan.

OUTDOORS

- Balconies finished with steel, glass railings, and composite decking. Includes gas and an electrical outlet.
- Roof deck (4E & 4W) finished with Porcelain paver flooring. Includes gas, water, an electric outlet, and wiring for 2 speakers. *Speakers not included.
- Garage Roof Deck (2E) finished with Porcelain paver flooring, includes gas and an electrical outlet.

GARAGE

- Each unit includes (1) garage space