



## *Kitchen*

- ✦ *Kultur Clique* Engineered Wood Flooring
- ✦ *Cabico* Custom Cabinetry
- ✦ Granite, Marble, Corian or Staron Countertops
- ✦ *Elkay* Stainless Steel Single Bowl Under Mount Sink
- ✦ *Kohler Vinnatta* Polished Chrome
- ✦ *Viking* Stainless Steel Dual Fuel Range, Microwave, Refrigerator
- ✦ *Bosch* Dishwasher
- ✦ *Insinkerator* Garbage Disposal
- ✦ *Icemaker* Water Supply
- ✦ *Restoration Hardware* Bistro Polished Chrome Knobs, Pulls & Overhead Lighting
- ✦ Mini Pendant Lighting on Bar Top

## *Guest & Sunroom Baths*

- ✦ Ceramic Tile
- ✦ *Cabico* Custom Cabinetry
- ✦ Marble, Granite, Corian or Staron Vanity Top
- ✦ ¼" Beveled Glass Mirror
- ✦ *Kohler* Undermount
- ✦ Ceramic Tile Shower Floors, Walls & Ceiling
- ✦ Polished Chrome Shower Rod
- ✦ *Toto Promenade* Elongated Bowl with Soft Close Seat
- ✦ Painted Beadboard
- ✦ *Restoration Hardware* Polished Chrome Faucets, Lighting & Accessories
- ✦ *NuTone Ultra Silent* Fans Vented to Exterior

## *Master Bath - Additional Choices*

- ✦ Marble Tile
- ✦ Custom, Frameless 3/8" Thick Clear Glass Shower Door

## *Living | Dining Rooms*

- ✦ *Kultur Clique* Engineered Wood Flooring
- ✦ *Restoration Hardware* Chandelier

## *Bedrooms*

- ✦ *Kultur Clique* Engineered Wood Flooring
- ✦ *Restoration Hardware* Overhead Light
- ✦ *ClosetMaid* Wire Shelving
- ✦ *ClosetMaid* Laminated Custom Shelving in Master

## *Sunroom* (IF APPLICABLE)

- ✦ *Kultur Clique* Engineered Wood Flooring or *Shaw "Fresh Sense" and "Fresh Event"* Premium Carpet with 8lb. Anti-Microbial Pad
- ✦ Walk-in with Customized *ClosetMaid* Wire Shelving

*Luxury Specifications*

*Materials may be substituted to an equal product at sole discretion of the Seller.*

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### *Interior*

- ✦ *Masonite* Safe 'N Sound Solid Interior Doors
- ✦ Polished Chrome Hinges & Finials with 2-1/2" Casings
- ✦ *Schlage Andover* Polished Chrome Doorknobs
- ✦ Crown Moulding in all Living Areas
- ✦ 2-1/2" Window Casings with Stool & Apron
- ✦ 5-1/4" Baseboard
- ✦ Hardwood Stairs and Railings in 2-Story Units
- ✦ *Sherwin Williams Pro Green 200* Paints Low VOC (Semi-Gloss Trim & Flat Walls)

### *Exterior*

- ✦ *Andersen 400 Series* Windows & Doors with Stormwatch Protection
- ✦ AZEK Maintenance Free Exterior Trim
- ✦ SBC White Cedar and *HardiPlank* Siding
- ✦ *Certainteed Landmark Premium* 50-Year Architectural Roof Shingles
- ✦ IPE Brazilian Hardwood Decking
- ✦ *Dow Symmetrix* Maintenance Free Composite Railings
- ✦ KML Entrance Doors

### *Mechanicals*

- ✦ *A.O. Smith Pro-Max High Efficiency* 50 Gal Electric Hot Water Heater (Townhomes will have 80 Gal Electric Hot Water Heater)
- ✦ *Armstrong High Efficiency* Sealed Combustion Furnace
- ✦ *Armstrong* 13-Seer Air Conditioning
- ✦ (3) Cat-5 Phone Jacks (4 with Sunroom)
- ✦ (4) Rg-6 CTV Jacks (5 with Sunroom)
- ✦ *Tektone* Intercom Entry System
- ✦ Integrated Fire Alarm System
- ✦ Smoke | Carbon Monoxide Detectors per Code
- ✦ Pre-Wired for Security System
- ✦ Full Sprinkler System

### *Energy Efficient & Green Building Features*

SURFSIDE homes are ENERGY STAR® qualified and are the recipient of a 2010 ENERGY STAR *Leadership in Housing Award*, and a National Association of Home Builders (NAHB) *Green Building Award* as one of the **Top Multi-Family Developments of the Year** nationwide.

- ✦ All refrigerators, dishwashers, washer/dryers and ovens are ENERGY STAR® qualified
- ✦ *Icynene* Insulation within the exterior walls exceeds all code requirements and provides the tightest thermal barrier available while significantly reducing noise migration
- ✦ *USG Mold Tuff* drywall on all partitions to mitigate the impact of any water and or moisture
- ✦ *Sherwin Williams Pro Green 200* low VOC Paints
- ✦ *A.O. Smith Pro-Max High Efficiency* Electric Hot Water Heater
- ✦ *Armstrong High Efficiency* Sealed Combustion Furnace - all duct work taped and sealed at joinery and each unit individually tested for air leakage
- ✦ Each home outfitted with a custom designed and tested noise reduction shell to exceed what is considered "standard" for a luxury condominium development

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- ✦ Granite or Corian Countertops
- ✦ *Elkay* Stainless Steel Single Bowl Under Mount Sink
- ✦ *Kohler Fairfax* Polished Chrome
- ✦ *Restoration Hardware* Polished Chrome Knobs, Pulls & Overhead Light in Chatham
- ✦ Bar Top with Hudson Valley Mini-Pendant Lighting
- ✦ *GE Profile* Dual Fuel Range, Refrigeration, Over-the-Range Microwave
- ✦ *Bosch* Dishwasher
- ✦ *Insinkerator* Garbage Disposal
- ✦ *Icemaker* Water Supply

## *Guest & Sunroom Baths*

- ✦ Ceramic Tile
- ✦ *Cabico* Custom Cabinetry Granite or Corian Vanity Tops
- ✦ ¼" Beveled Glass Mirror
- ✦ *Kohler* Undermount
- ✦ Ceramic Tile Shower Walls & Ceiling with Fiberglass Pan
- ✦ Polished Chrome Shower Rod
- ✦ *Toto Promenade* Elongated Bowl with Soft Close Seat
- ✦ *Restoration Hardware* Polished Chrome Bath Faucets, Lighting & Accessories in Chatham
- ✦ *Nutone Ultra Silent* Fans Vented to Exterior

## *Master Bath - Additional Choices*

- ✦ 5' Americast Tub/Shower with Ceramic Tile Walls & Ceiling
- ✦ Polished Chrome Shower Rod

## *Bedrooms*

- ✦ *Shaw "Fresh Sense" and "Fresh Event"* Premium Carpet with 8lb. Anti-Microbial Pad
- ✦ *Restoration Hardware* Overhead Lighting
- ✦ *ClosetMaid* Wire Shelving

## *Living | Dining Rooms*

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*Premiere Specifications*

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- ✦ 5-1/4" Baseboard
- ✦ Hardwood Stairs and Railings in 2-Story Units
- ✦ Sherwin Williams Pro Green 200 Paints Low VOC (Semi-Gloss Trim & Flat Walls)

### *Exterior*

- ✦ Andersen 400 Series Windows & Doors with Stormwatch Protection
- ✦ AZEK Maintenance Free Exterior Trim
- ✦ SBC White Cedar and HardiPlank Siding
- ✦ Certainteed Landmark Premium 50-Year Architectural Roof Shingles
- ✦ IPE Brazilian Hardwood Decking
- ✦ Dow Symmetrix Maintenance Free Composite Railings
- ✦ KML Entrance Doors

### *Mechanicals*

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