



## LUXURY

### KITCHEN

Flooring:	Kulter Engineered Wood Flooring
Cabinets:	Cabico Custom Cabinetry
Countertops:	Granite, Marble, Corian or Staron Countertops
Sink:	Elkay Stainless Steel Single Bowl Under Mount Sink
Faucet:	Koehler Vinnatta Polished Chrome
Appliances:	Stainless Steel Premium Grade Appliances: Wolf, Sub Zero or Viking Bosch Dishwasher Insinkerator Garbage Disposal Icemaker Water Supply
Hardware:	Restoration Hardware Bistro Polished Chrome Knobs, Pulls & Overhead Lighting Bar Top with Hudson Valley Mini Pendant Lighting

### GUEST & SUNROOM BATHS

Flooring	Ceramic Tile
Vanity:	Cabico Custom Cabinetry Marble, Granite, Corian or Staron Vanity Top Built-in Medicine Cabinets ¼" Beveled Glass Mirror
Sink:	Koehler Under Mount
Shower:	Ceramic Tile Shower Floors, Walls & Ceiling Polished Chrome Shower Rod
Toilet:	Toto Promenade Elongated Bowl with Soft Close Seat
Finishing:	Painted Beadboard Half-Walls
Hardware:	Restoration Hardware Bistro Polished Chrome Faucets, Lighting & Accessories
Vent:	NuTone Fans Vented to Exterior

### MASTER BATH ADDITIONAL CHOICES

Floors:	Marble
Shower:	Custom, Frameless 3/8" Thick Clear Glass Shower Door

*Luxury Specifications*

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



## LIVING | DINING ROOMS

Flooring: Kulter Engineered Wood Flooring  
Lighting: Restoration Hardware Chandelier

## BEDROOMS

Flooring: Choice of Kulter Engineered Wood Flooring or Shaw Carpeting  
Lighting: Restoration Hardware Overhead Light  
Closet: ClosetMaid Wire Shelving  
ClosetMaid Laminated Custom Shelving in Master

## SUNROOM (IF APPLICABLE)

Flooring: Shaw Carpeting  
Closet: Walk-in with Customized ClosetMaid Wire Shelving

## INTERIOR

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

## EXTERIOR

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

## MECHANICALS

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

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