

Unit 1

- **Hardwood Flooring 1st Floor:**
 - European Oak – Havwoods Bronzo Herringbone HW16006 3/8” thick
 - Location: all areas EXCEPT Bathrooms
- **Engineered Hardwood Flooring 2nd Floor:** ^{li}
 - White Oak - MSI Ladson Model VTWCLAYBORNE7.5X75-1/2-2MM (or equal).
 - Location: all areas EXCEPT Bathrooms.
- **Exterior Doors & Hardware:**
 - Front Entrance Door: 36” wide - 96” tall single flat steel swing door with 5/8” tempered dual pane glass and traditional levers – Pinkys Doors
 - Patio Door: Marvin Ultimate Sliding doors with ebony clad exterior and bare pine interior with argon glass and pull and latch hardware.
 - Garage Door: 2-panel insulated hollow metal door with hollow metal frame w/ transom.
 - Garage Overhead Door: Exterior Overhead Doors & Frames: Cloplay Carriage House insulated steel overhead doors with automatic openers
- **Interior Door Hardware:**
 - Sur-Loc door lever in flat black – Model VN101B (or equal).
- **Interior Doors (within Condo Units):**
 - 7’0” tall three panel eastern white pine (Painted)
- **Interior Trim**
 - **Base Molding:** Colonial Base # PLB612 /Floor Molding # 8423 (or equal) (painted white).
 - **Door Casing:** Model # BDB45 Backband - Model # ES16 (or equal) (painted white).
 - **Window Casing:** Model # BDB45 (or equal) (painted white).
- **Fireplace**
 - **Heat & Glow 6KX** – Calm Umber Interior, studio front in black with remote
 - **Fireplace Surround:** DreamCast French Country 60" x 54" Tall / Color: Chalk / Texture: Smoothcast
- **Kitchen:**
 - **Kitchen Sink:** Kohler Whitehaven 29-3/4" undermount single-bowl farmhouse sink – white - Model #K-6487-0
 - **Kitchen Faucet:** Kohler Artifacts Pull-down kitchen sink faucet with three-function spray head – Matte Black - Model #K-99261-BL
 - **Kitchen Backsplash:** Casablanca 4x4 square zellige tile with Frosty gray Grout (or equal).
 - **Kitchen Cabinets:**
 - Finish: Painted off white
 - Door Style: Full overlay recessed with applied molding
 - **Countertops:** Vadara 3 cm Quartz, Ostara Dawn V743

- **Primary Bathroom:**

- **Tile Flooring:** Marmi Marquina Black 12x24 honed with midnight black grout (or equal). Layout: Staggered
- **Tile Shower Walls** (sidewalls): Statuario Superior 12x24 polished tile.
- **Tile Shower Walls** (back walls): Marquina Black & Statuario Superior 12x12 tile
- **Tile Shower Floor:** Statuario Superior herringbone tile.
- **Shower Door:** Kohler Premise Collection 76” H pivot shower door with 5/16” thick glass – Vibrant Brushed Moderne Brass #702477-8L-2MB
- **Bathroom Vanity:** Joss & Main 72” Zytavious double bathroom vanity in dark brown oak with gold hardware and polished quartz countertop.
- **Faucet:** Kohler Castia Collection single-handle bathroom sink faucet in Vibrant Moderne Brass #K-35907-4N-2MB, or equal.
- **Shower Handheld:** Blair Thermostatic Shower Set with hand shower – Aged Brass – Rejuvenation Model 5810642
- **Toilet:** Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
- **Bathroom Mirror:** (2 Ea.) / Kohler Essential 22” x 34” rectangular framed mirror – Moderne Brushed Gold #K26052-BGL
- **Tissue Paper Holder:** Kohler Castia Collection toilet paper holder– Vibrant Brushed Moderne Brass #35929-2MB
- **Towel Ring:** Kohler Castia Collection towel ring – Vibrant Brushed Moderne Brass #35928-2MB
- **Towel Bar:** Kohler Castia Collection 24” towel bar – Vibrant Brushed Moderne Brass #35926-2MB
- **Robe Hook:** Kohler Castia Collection double robe hook – Vibrant Brushed Moderne Brass #35929-2MB

- **Guest Bathroom:**

- **Tile Flooring:** Wave Ash 12x24
- **Tile Tub Walls** (sidewalls): Wave ice 12x24 deco
- **Tile Tub Walls** (back walls): Wave ice 12x24 deco
- **Bathtub:** Kohler Underscore 60” x 32” alcove bath – White #1957-LA-0
- **Bathtub Glass Door:** Altair Wide pivot frameless tub door 1 stationary panel with 1 pivot door chrome hinges – Allerdice Glass
- **Bathroom Vanity:** Joss & Main 42” single bathroom vanity in dark brown oak with gold hardware and polished quartz countertop.
- **Toilet:** Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
- **Shower / Tub Faucet:** Kohler Castia Collection Rite-temp bath and shower trim kit, 2.5 gpm – Vibrant Brushed Nickel #TS35917-4Y-BN
- **Bathroom Mirror:** Kohler Essential 22” x 34” rectangular framed mirror – Brushed Nickel #26052-BNL
- **Tissue Paper Holder:** Kohler Castia Collection toilet paper holder – Vibrant brushed Nickel #35929-BN
- **Towel Bar:** Kohler Castia Collection 24” towel bar – Vibrant Brushed Nickel #35926-BN

- **Robe Hook:** Kohler Castia Collection double robe hook – Vibrant Brushed Nickel #35927-BN
- **Powder Bathroom:**
 - **Floor:** European Oak – Havwoods Bronzo Herringbone HW16006 3/8” thick
 - **Toilet:** Kohler Memoirs Stately Collection two-piece elongated toilet – White #K-3819-0
 - **Pedestal Sink** – Kohler Memoirs Stately 30-3/4" rectangular pedestal bathroom sink – white #2268-8-NY with Kohler Castia widespread faucet in brushed nickel
 - **Bathroom Mirror:** Kohler Essential 28” round framed mirror – Brushed Nickel #26050-BNL
 - **Tissue Paper Holder:** Kohler Castia Collection toilet paper holder – Vibrant brushed Nickel #35929-BN
 - **Towel Bar:** Kohler Castia Collection 24” towel bar – Vibrant Brushed Nickel #35926-BN
- **Appliances**
 - **Dishwasher:** Integrated Dishwasher, 24" sanitize - Fisher & Paykel – DW24UT412 – Stainless Steel, or equal
 - **Garbage Disposal:** InSinkErator Model #79850-ISE Garbage Disposal, or equal.
 - **Microwave:** Drawer Microwave, 24" - Fisher & Paykel – OMD24SPX1 – Stainless Steel, or equal
 - **Refrigerator:** Integrated Refrigerator Freezer 36" 19,2 cu ft, ice & water - Fisher & Paykel – RS3684WRUVE1 – Stainless Steel, or equal
 - **Range:** 36" Dual Fuel Range series – Blue Star – BSDF366B – Stainless Steel, or equal
 - **Range Hood:** Insert Range Hood, 36" 400 CFM – Fisher & Paykel – HPB3619-12_N – Stainless Steel, or equal
 - **Washer:** 4.5 cu. ft. Front Load Washer – LG – WM4000H_A – White, or equal
 - **Dryer:** 7.4 cu. ft. Front Load Dryer – LG - DLEX4000_/DLGX4001_ - White, or equal
 - **Beverage Center:** 24" Stainless Glass Door Beverage Center – True Residential - TBC-24-R/L-SG-C – Stainless Steel, or equal
 - **Ice Machine:** 15" Stainless Solid Door Clear Ice Machine – True Residential – Stainless Steel, or equal
- **Paint Schedule**
 - **Ceilings:** Painted flat ceiling white - Sherwin Williams / Promar 400 (or equal).
 - **Walls:** Drift of Mist SW9166 - Sherwin Williams, Promar 200 (or equal).
 - **Baseboard, Doors, Jambs Door and Window Casing:** semi-gloss - Sherwin Williams, Promar 200 (or equal).
- **Lighting locations**
 - **Foyer:** Perno Medium Semi-Flush Mount – Visual Comfort & Co. / Model CF1122BBSC
 - **Kitchen**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S, (or equal).
 - Kitchen Island Pendants: Norman Large one light pendant in Matt White – Visual Comfort & Co. / Model 6651701EN3-848
 - Undercabinet String Lighting: LED Tape Light – Blaze Tape Light 12V/24V S1 Channel (or equal).
 - **Living Room**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S, (or equal).

- Gimball downlights: 3” Eyeball Round Recessed cans – Lotus Model LL3G (or equal).
- **Dining Room:** Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal). – Boxed for Owner Supplied Ceiling Fixture.
- **Primary Bedroom:** Montour Large Sconce in aged iron – Visual Comfort & Co. / Model TFW1021AI
- **Guest Bedroom(s):** Ikon 52 LED Ceiling Fan in Midnight Black – Visual Comfort & Co. / Model 3IKDR52MBKD
- **Utility / Laundry Room:** Ceiling Mounted LED Strip Light - 48” Long – Acrylic Diffuser - Lithonia /Lightpuff /Model FMLL 9 30840 (or equal).
- **Primary Bathroom:**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - Dauphine Sconce – Visual Comfort & Co. / Model S 2401GI-L
- **Guest Bathroom (s)**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - Hanover 3 – Light Vanity – Visual Comfort & Co / Model CV1053PN
- **Powder Bathroom:** Hanover 2 – Light Vanity – Visual Comfort & Co. / Model CV1052PN (or equal).
- **Pantry:** 3 Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
- **Exterior**
 - Main Entrance: James 3 Light Outdoor Pendant – Lumens / Model LVX2194119
 - Patio Entrance: 2 James 3 Light Clear Glass Outdoor Wall Sconce – Lumens / Model LVX2194822
 - Terraces: 1 James 3 Light Clear Glass Outdoor Wall Sconce – Lumens / Model LVX2194822
 - Exterior Garage overhead and side door: Howell Outdoor Wall Sconce – Lumens / Model STU2508697
- **Mechanical System**
 - Each unit will be supplied with a YORK TM9E060B12MP12 Single-Stage Multi-Position Gas Furnace
 - Each unit will be equipped with a YORK YC2E30SB21S Single-Stage Air Conditioner
 - Temperature controllers – Honeywell Digital WIFI 9000 thermostats (or equal)
- **Hot Water Heater**
 - Each unit will be equipped with an Electric 50-gal hot water heater – AO Smith / ENT-50