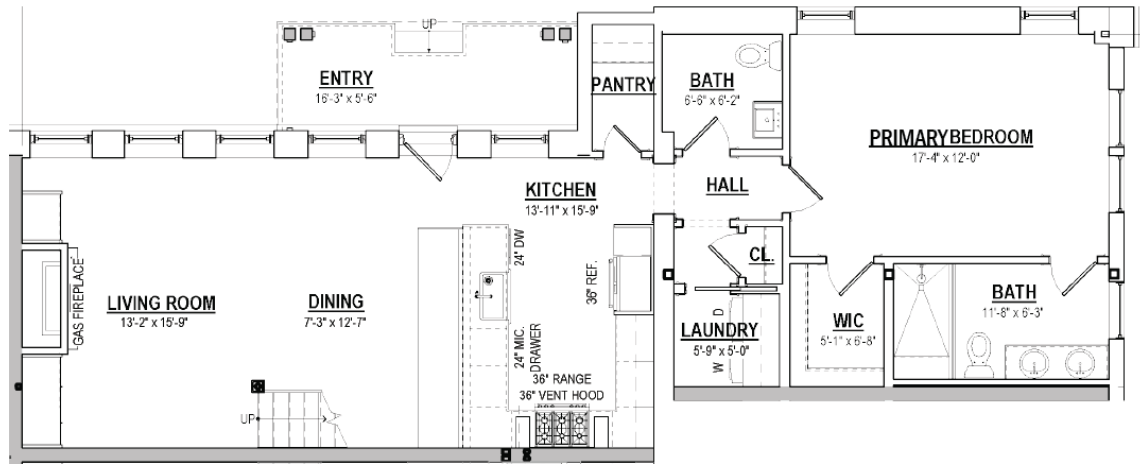
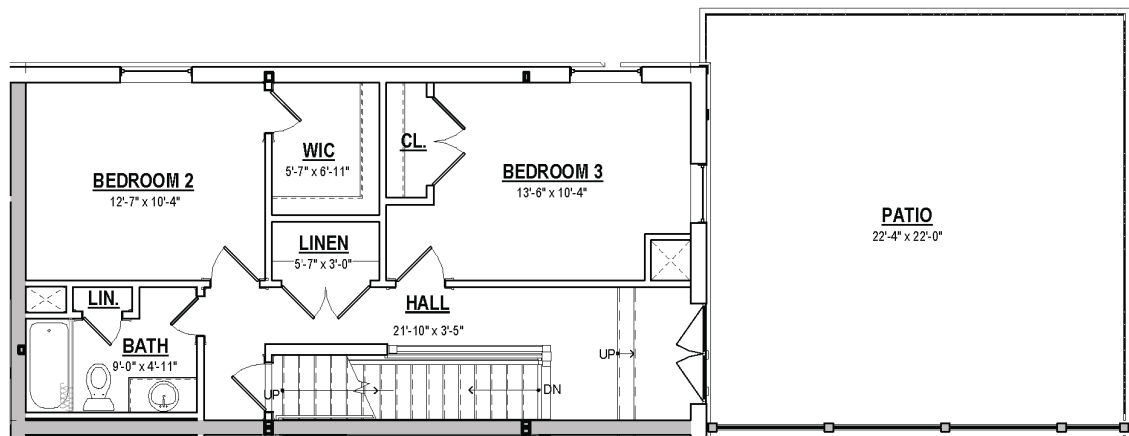


3 Bedrooms/2.5 Bathrooms
 Model - Unit Four - 1,820 SF
 \$2,357,641
 HOA - \$1,220 Estimated

First Floor



Second Floor



For more information, please contact Julie & Co. Realty, LLC
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julie&co.
 REALTY LLC.
 Luxury

THE COMPLETE OFFERING TERMS ARE IN AN OFFERING PLAN AVAILABLE FROM SPONSOR - FILE NO. CD25-0026
 ALL MEASUREMENTS ARE APPROXIMATIONS

122 Regent Street, LLC reserves the right to change or substitute at equal value any or all construction related items during the building process as they deem necessary. Plans, elevations, specifications and finish schedules are all subject to change without notice.

Unit 4

- **Hardwood Flooring 1st Floor:**
 - European Oak – Havwoods Bronzo Herringbone HW16006 3/8” thick
 - Location: all areas EXCEPT Bathrooms
- **Engineered Hardwood Flooring 2nd Floor:** ^{4iv}
 - 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.
 - Terrace Door: Marvin Ultimate inswing French Door with ebony clad exterior and bare pine interior. Received argon glass and traditional levers.
 - 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 (Stained)
- **Interior Trim**
 - **Base Molding:** Colonial Base # PLB612 /Floor Molding # 8423 (or equal) (painted).
 - **Door Casing:** Model # BDB45 Backband - Model # ES16 (or equal) (painted).
 - **Window Casing:** Model # BDB45 (or equal) (painted).
- **Fireplace**
 - **Heat & Glow 6KX** – Calm Umber Interior, studio front in black with remote
 - **Fireplace Surround: DreamCast Torino** 60" x 56" Tall / Color: Moonlight/ Texture: Smoothcast
- **Kitchen:**
 - **Kitchen Sink:** Kohler Strive 29” undermount single-bowl workstation kitchen sink – Stainless Steel - #K-33661-PC-NA
 - **Kitchen Faucet:** Kohler Billet Pull-down kitchen sink faucet with two-function spray head – Vibrant Brushed Modern Brass – Model #K-28669-3-2MB
 - **Kitchen Backsplash:** Calacatta Crema 3cm Marble
 - **Kitchen Cabinets:**
 - Finish: stained
 - Door Style: Full overlay recessed with applied molding
 - **Countertops:** Calacatta Crema 3cm Marble
- **Primary Bathroom:**

- **Tile Flooring:** Carrara 12x24 Matte porcelain tile
- **Tile Shower Walls** (sidewalls): Carrara 12x24 polished porcelain tile
- **Tile Shower Walls** (back walls): Calacatta polished herringbone
- **Tile Shower Floor:** Calacatta polished herringbone
- **Shower Door:** Kohler Premiere Collection 76" H pivot shower door with 5/16" thick glass – Vibrant Brushed Moderne Brass #702477-8L-2MB
- **Bathroom Vanity:** Joss & Main 60" San double bathroom vanity in white with gold hardware and a white cultured marble 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:** Carrara 12x24 Matte porcelain tile
 - **Tile Tub Walls** (sidewalls): Carrara 12x24 polished porcelain tile
 - **Tile Shower Walls** (back walls): Carrara 12x24 polished porcelain tile
 - **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 Genora 36" single vanity in brown oak with gold hardware and pacific white 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 – Wine Red Base Color (RAL3005) with Brushed Brass Trim
 - **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:** Edgecomb Grey HC-173, White Dove OC-17 Benjamin Moore
 - **Baseboard, Doors, Jambs Door and Window Casing:** Onyx on Oak Minwax Stain
- **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 Banquette Chandelier: Arteriors Melt Chandelier in antique brass / Model GADLC01
 - 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).

- **Primary Bedroom:** Bradshaw Chandelier – Currey & Company / Model 9000-1295
- **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).
 - Hudson Valley Lighting Group – Joaquin pendant / Model F1242-PBR
- **Guest Bathroom (s)**
 - Recessed downlights: 4” Square LED - Lotus / Model LD4S (or equal).
 - 24” Cabinet Maker’s Picture Light – Visual Comfort & Co. / Model #SL 2706AN
- **Powder Bathroom:**
 - Aiden Large Tail Sconce – Visual Comfort & Co. / Model #CHD 2506GI-L
 - Hudson valley Lighting Group – Lettie Flush Mount / Model #9415-AGB
- **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
- **Exterior Terrace Floor:** 2’x 2’ TileTech Stone Series, Gray
- **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