

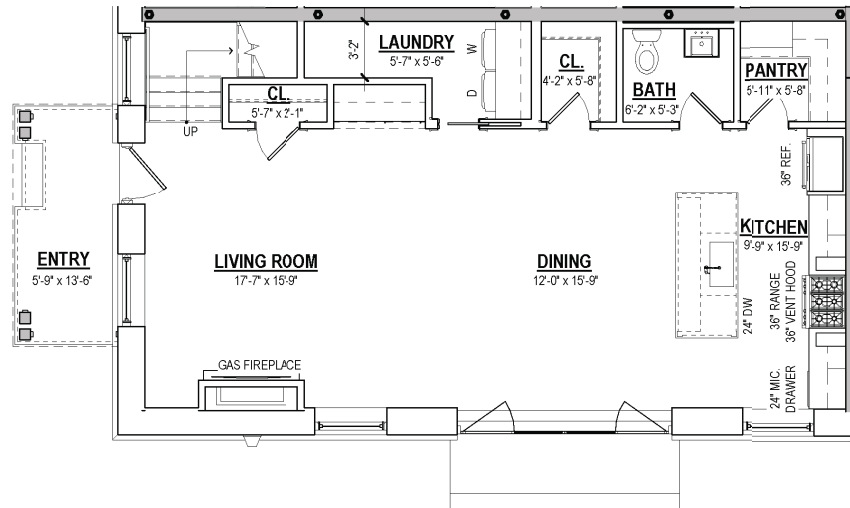
3 Bedrooms/2.5 Bathrooms

Unit Two - 1,892 SF

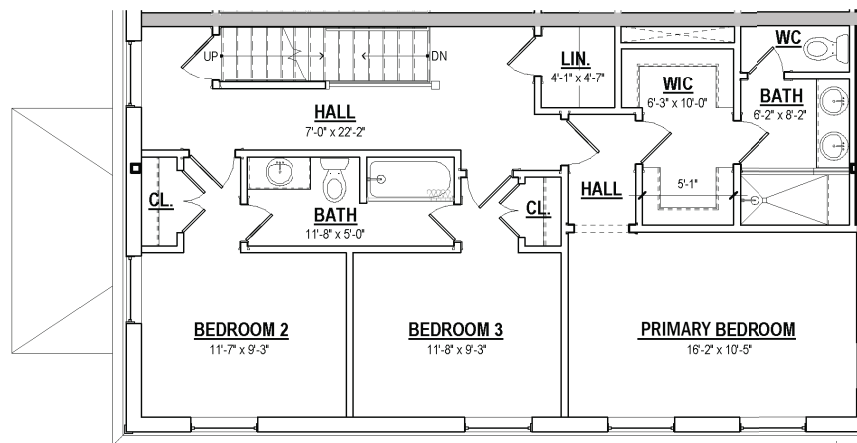
\$2,317,900

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 2

- **Hardwood Flooring 1<sup>st</sup> Floor:**
  - European Oak – Havwoods Bronzo Herringbone HW16006 3/8” thick
  - Location: all areas EXCEPT Bathrooms
- **Engineered Hardwood Flooring 2<sup>nd</sup> Floor:** <sup>2ii</sup>
  - 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 (Stained)
- **Interior Trim**
  - **Base Molding:** Colonial Base # PLB612 /Floor Molding # 8423 (or equal) (Stained).
  - **Door Casing:** Model # BDB45 Backband - Model # ES16 (or equal) (stained).
  - **Window Casing:** Model # BDB45 (or equal) (Stained).
- **Fireplace**
  - **Heat & Glow 6KX** – Calm Umber Interior, studio front in black with remote
  - **Fireplace Surround:** DreamCast French Country 60" x 54" Tall / Color: Moonlight/ 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: Stained
    - Door Style: Full overlay recessed with applied molding
  - **Countertops:** Vadara 3 cm Quartz, Atlas Ember PQ5164
- **Primary Bathroom:**
  - **Tile Flooring:** Statuario Superiore 12x24 matte porcelain tile

- **Tile Shower Walls** (sidewalls): Marmi Marquina Black 12x24 polished porcelain tile.
- **Tile Shower Walls** (back walls) Marmi Marquina Black & Statuario superior 12x12
- **Tile Shower Floor**: Marquina Black 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 Adela 60" 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 Coal 12x24
  - **Tile Tub Walls** (sidewalls): Wave coal 12x24 Deco
  - **Tile Tub Walls** (back walls): Wave Coal 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 Langosta 36" free standing single bathroom vanity in fir wood black with stainless steel hardware and white cultured marble 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:** Shitake SW9173 - Sherwin Williams, Promar 200 (or equal).
  - **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 Island Pendants: Harper pendant in aged gold – Lumens / Model AMO2222110
    - 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 Coastal Gild – Visual Comfort & Co. / Model TFW1021CGD
- **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