

# LUXURY

## FEATURES & FINISHES

### GENERAL

- Heritage inspired exterior architecture.
- Social amenities including Party Room and landscaped Courtyard.

### WALL & CEILING FINISHES

- 9' Ceiling Heights (except where bulkheads and/or drops are required for mechanical and electrical services).
- Flat smooth ceilings painted with white semi-gloss paint.
- Kitchen, Bathroom and Laundry Room walls and trim are painted white semi-gloss paint.
- Interior walls are primed and painted with white or off-white latex paint in an eggshell finish.

### DOORS & TRIM

- Suite entry doors to be 7' high fire rated raised panel door with guest viewer.
- Interior doors are 7' high two panel doors with 3" casing and brushed nickel hardware.
- Wood baseboards to be 5-1/2" throughout.
- Mirrored sliding closet doors or swing doors in Foyer and Bedrooms, per Builder's plans.

### FLOOR FINISHES

- Laminate, hardwood flooring throughout Living and Dining Rooms, Den, Bedrooms, and Hallway, to be selected from Builder's standard samples, as per plan.
- Imported floor tile in Kitchen, Foyer, Bathrooms, and Laundry Room, to be selected from Builder's standard samples, as per plan.

### KITCHEN

- 4 ENERGY STAR® appliances in stainless steel finish including 18 cu.ft. refrigerator, 30" smooth top self-cleaning electric range, dishwasher, and 2 speed hood fan.
- European style kitchen cabinets with high upper cabinets and deep cabinet over refrigerator, as selected from Builder's standard samples.
- Granite counter top as selected from Builder's standard samples.
- Double under mount stainless steel kitchen sink with single lever pull down faucet.
- Ceramic tile backsplash to be selected from Builder's standard samples.

### LAUNDRY

- Stacked washer/dryer as per plans.

### BATHROOMS

- 5' soaker tub with shower head and/or separate shower stall as per Builder's plans.
- Ceramic wall tile for tub and shower enclosures to be selected from Builder's standard samples.
- Water saver toilets and showerhead.
- Full vanity width mirror with strip lighting fixture above.

### MECHANICAL

- Individually controlled programmable thermostat providing year round heating & cooling on individual suite demand.

### ELECTRICAL

- 100 amp electrical service and circuit panel.
- Energy efficient ceiling light fixtures in Foyer, Kitchen, Hallways, and Den, as per plan. Capped switched ceiling outlet in Dining Room and Bedrooms, as per Builder's plans.
- White Decora switches and receptacles throughout.
- Switched controlled receptacles in Living Room.

### SAFETY & SECURITY

- In suite security system with suite entry door contact and keypad. All suites on ground floor to have sensors on windows and patio doors. Alarm monitoring to be arranged by individual Purchasers.
- Smoke and carbon monoxide detectors.

### COMMUNICATION

- Suite to be pre-wired for cable television and telephone in Living Room and Master Bedroom.

The above materials and/or specifications are subject to change without notice. The Builder reserves the right to substitute alternative materials, fixtures and appliances of equal or better quality. E. & O.E.

