

BLOCK 82 - UNIT 3

FEATURE & FINISH HIGHLIGHTS

- Freehold Townhomes

General Build Features

- 9'-0" Main Floor Ceilings
- 8'-0" 2nd Floor Ceilings
- 8'-0" Basement Foundation

Landscaping - Predetermined features including:

- Interlocking stone walkway from front porch to driveway
- Asphalt finished driveway, widened using interlocking stone
- Fully sodded lot c/w tree where applicable
- Living & composite privacy fence between units (includes mature cedars)

Exterior - Preselected finishes including:

- Premium Siding finishes
- Aluminum soffit, fascia & troughs
- Cement stone & clay brick
- Black exterior / white interior on all windows
- Asphalt shingles
- Decorative front door glass inserts

Interior - Customer selected finishes:

- Engineered hardwood in Great Room & Dining Room - 3-5/8" wide plank selections
- 13x13 series tile selections in tiled floor areas / Standard wall tile selections on tub & shower walls
- Level 1 Carpet throughout 2nd floor
- Solid oak stairs up to 2nd floor stained c/w oak railings & plain black metal spindles where applicable
- Stairs to basement unfinished. Oak stringers with carpet grade treads & risers
- 3-1/2" casing & 5-1/4" baseboards in a "Modern Step" profile
- 2 panel square top doors throughout home (80" height) c/w nickel or black hardware
- Cut glass mirrors throughout all bathrooms
- Wire rack shelving in all closets

Cabinetry - Customer selected finishes:

- Level 2 solid surface countertops throughout
- Extra high upper kitchen cabinets with crown moulding to ceiling (up to 42")
- Integrated lighting valance in kitchen
- Selection of painted or stained finishes in a variety of doorstyles

- Provisions for over the range hood installation (appliance purchase not included)
- 30" wide Base & upper cabinet provisions in laundry room c/w undermount stainless steel sink & Landry faucet (chrome)
- Floating or Full Height powder room vanity cabinet

Plumbing - standard selections: (Upgrades available)

- Caraquet style bathroom faucet packages (chrome finish)
- Ensuite shower provided with magnetic hand shower feature (chrome finish)
- Choice of Chrome or Matte Black faucet finish in powder room
- Caraquet pulldown kitchen faucet with spray in choice of Chrome, Stainless or Black finish
- Water line to fridge

Lighting & Electrical:

- Pot light package - up to 12 lights (predetermined locations)
- Wall mount tv provision in great room
- CAT 6 wiring throughout home (predetermined locations) c/w structured wiring box in basement
- Simple security rough-in
- Central vac rough-in
- Customer selected lighting throughout finished locations (basic allowance provisions)
- Preselected electric fireplace c/w 4 sided frame mantle surround
- Motion sensor lights in foyer & bedroom closets

Miscellaneous Features:

- Tray ceiling detail in dining area (crown moulding optional where available)
- Decorative arch details in front hallway

High Performance Energy Star Package:

- 2" (2lb) underslab foam spray insulation (basement) Approx. R10
- 2" (2lb) foam spray insulation on all exterior foundation walls, 2x4 fully strapped with R20 Rockwool batt insulation. Approx. R30
- 2lb foam insulation spray in garage ceilings (exposed upper floors) plus batt insulation
- 200 amp electrical panel
- High efficiency air source heat pump integrated with air handler and ductwork system providing multi zoned heating and cooling.
- Sonopan sound insulation on interior adjacent wall assemblies (townhomes)
- Premium mechanical provisions