

## **STANDARD FEATURES**

### **GENERAL FEATURES**

CENTRAL AIR CONDITIONING  
ENERGY EFFICIENT HEAT  
WIRE RACK CLOSET SYSTEM  
WASHER & DRYER HOOKUP ON 3RD FLOOR  
SPRAY & BACK ROLL ALL TRIM AND DRYWALL  
PAINT SEMI GLOSS ON ALL DOORS  
ALARM SYSTEM  
GATED ENTRY SYSTEM  
SPRINKLER SYSTEM

### **EXTERIOR FEATURES**

BRICK FRONT  
LIMESTONE LINTELS AND SILL  
LIGHT AT FRONT ENTRANCE 6 PANEL DOOR WITH LOCK SET AND DEAD BOLT  
GFI RECEPTACLES (3)  
3RD FLOOR DECK  
20 YEAR EPDM ROOF

### **CONSTRUCTION**

CONCRETE FOOTINGS  
\*PLUS VAPOR BARRIER A STONE  
\*OPEN WEB TRUSS FLOOR CONSTRUCTION  
2X6 EXTERIOR WALLS FRAMED AT 16" ON CENTER  
2x4 INTERIOR WALLS FRAMED AT 16 "ON CENTER  
3/4' FLOOR SHEATHING MATERIAL

### **WINDOWS & DOORS**

ENTRY DOORS (6-PANEL)  
LOW-E GLASS ANDERSON 400 SERIES WINDOWS  
GRIDS BUILT INTO GLASS ON WINDOWS  
SCREENS ON ALL WINDOWS  
FRENCH DOORS WITH VINYL & LOW-E CLASS

### **ELECTRICAL**

PANEL BOX 200 AMP 40 BREAKER  
EXTERIOR GFI RECEPTACLES  
WHITE DECOR SWITCHES & RECEPTACLES AC /DC SMOKE DETECTORS  
3 PHONE JACKS (ADDITIONAL JACKS AVAILABLE)  
3 CABLE JACKS (ADDITIONAL JACKS AVAILABLE)

**PLUMBING**

COPPER FRESH WATER LINES  
SHUTOFF VALVES AT SINKS & TOILET SUPPLY  
CAST IRON DRAIN WASTE AND VENT  
GAS PIPING INSTALLED FOR HVAC UNIT AND HOT WATER HEATER  
PUBLIC WATER AND SANITARY SEWER SERVICE

**GARAGE -**

8 FOOT BY 7 FOOT GARAGE DOOR W/ OPENER  
LIGHT AND RECEPTACLE IN GARAGE  
STEEL ENTRY DOOR

**FAMILY ROOM**

WALL TO WALL CARPET  
SWITCHED OUTLETS  
RECESSED LIGHTING (OPTIONAL)

**FOYER**

LIGHT IN FOYER

**POWDER ROOM**

BEVELED MIRROR  
PEDESTAL SINK W/ SINGLE LEVER FAUCET  
WHITE CHINA TOILET

**KITCHEN**

GRANITE COUNTER TOPS  
OAK MAPLE OR WHITE CABINETS -  
HARDWOOD FLOORS  
STAINLESS STEEL DISHWASHER  
STAINLESS STEEL MICROWAVE  
DOUBLE BOWL S/S 8" DEEP SINK  
SINGLE LEVER FAUCET  
GARBAGE DISPOSAL  
FRIGIDARE GAS RANGE  
9 FOOT CEILINGS  
RECESSED LIGHTING PACKAGE

**DINING ROOM**

SWITCHED CEILING FIXTURE OUTLET  
HARDWOOD FLOORING  
OAK RAILINGS WITH SPINDLES PAINTED WHITE  
HARDWOOD STAIRS THROUGHOUT

**LIVING ROOM**

SWITCHED OUTLET

14' CEILINGS

HARDWOOD FLOORING

FIREPLACE (OPTIONAL)

**HALL BATHROOM**

TUB AND TILE SURROUND

TILE FLOOR (MARBLE- \$300 00 ALLOWANCE)

VANITY CABINET UNIT- WHITE OAK OR MAPLE

GRANITE BOWL COUNTER TOP

SINGLE LEVER FAUCETS

OVER VANITY LIGHT FIXTURE

CEILING EXHAUST FAN

**BEDROOMS**

SWITCHED OUTLET - CAMBRIDGE STYLE CLOSET DOORS

**MASTER BEDROOM**

SWITCHED OUTLET

CAMBRIDGE STYLE CLOSET DOORS

PRIVATE BALCONY

GLASS SLIDING DOOR TO BALCONY

**MASTER BATHROOM**

LIMESTONE SHOWER

LIMESTONE FLOOR

VANITY CABINET UNIT

DOUBLE BOWL VANITY

GRANITE COUNTER TOP

2 SINGLE LEVER FAUCETS

CEILING LIGHT AND OVER VANITY LIGHT FIXTURE

CEILING EXHAUST FAN

GLASS SHOWER ENCLOSURE