



FINISHES

- FLOORS** Hard shell smooth stone finish, uncoated natural concrete.
Second story units with designer carpet.
- WALLS** Two-coat painted 5/8" Gypsum wall board with one coat primer and two coats of semi-gloss latex paint.
- CEILING** Above living room and back bedroom - exposed joists, OSB decking above. Bath, kitchen, hall and loft - painted, textured Gypsum board.
- TRIM** Two coat bright white semi-gloss finish. 5" MDF base, 3" MDF casing.
- LIGHTING** Brushed nickel finish throughout.
Track lighting in kitchen.
Bathroom with uniform light strip over vanity.
- INTERIOR DOORS** Uniform light-maple flush prehung door with brushed nickel hinges and door lever with 3" wood trim.
- ENTRY DOORS** Fully glazed anodized aluminum with green glass, door, cylinder lockset with exterior handle set and interior knob, nickel finish.
- OPENABLE GLASS WALL SYSTEM** Insulated green glass paneled, natural aluminum roll-up garage doors.

EXTERIOR

- WALLS** Solid block exterior with green stucco.
- WINDOWS** Anodized aluminum green glazed, one operable.
Wall board return, trim around with wood sill and skirt.
- DRIVEWAY** Concrete aggregate w/remote control auto gate.
- PARKING** Garage structure with 12 private parking stalls.
15 surface parking spaces on new asphalt lot.

KITCHEN

- SINK** Kohler double bowl cast iron white enamel sink.
- FAUCET** Price Pfister pull out adjustable spray brushed nickel.
- WASTE DISPOSAL** 1/2 hp Insinkerator disposer.
- KITCHEN CABINETS** Aristokraft brand wall and base cabinets with a cinnamon maple finish.
- COUNTERTOP** Laminated Formica high pressure post form laminate.
- BAR COUNTERTOP** Concrete bar countertop.
- REFRIGERATOR** Frigidaire 34" stainless steel freezer/refrigerator with automatic ice maker (Upgrade).
- RANGE/OVEN** Frigidaire 36" stainless steel self-cleaning digital electric range and oven.
- MICROWAVE** Frigidaire 36" stainless steel over the range w/revolving tray.
- DISHWASHER** Frigidaire 24" stainless steel two cycle.

BATHROOM

- SINK** American Standard Pure Luxury 20"x17" ceramic oval.
- TOILET** American Standard Colony Afton 1.6 gpf.
- TUB** Oversized tub 36"x16"x5' Sterling Ensemble 36.
- TILE** Tub surround 6' above tub line, ceramic 5" brick tile.
- SINK FAUCET** Delta 470NN brushed nickel finish.
- SHOWER FAUCET** Double control valve two shower heads, Delta 1300 Series with chrome finish.
- ACCESSORIES** Satin nickel finish towel bar, towel ring, shower rod, and tissue holder.
- MIRROR** 36" x 48" or appropriate mirror.

RECREATION AREA

- COURTYARD** Zen fusion courtyard with benches and lush plants in planter boxes and planting beds.
- FIRE PIT** Built-in fire pit with surrounding seating.
- SWING LOUNGE** 5' x 7' cushioned swing bed with canopy.
- LANDSCAPING** Low maintenance, sprinkler fed xeriscaping.

SERVICES

- ELECTRICAL** Each residential unit shall have a 125 amp service, single phase 120v/208v feeder with 30 pole breaker panel. Installed fire alarms are single station.
- HVAC** Each residence shall have its own heating unit (and air conditioning where upgraded). Gas heating and electric cooling system. Each bathroom shall be exhausted to the exterior of the building.
- PLUMBING** Each unit has its own Bradford White energy saving 40 gallon hot water tank. Water heaters are supplied with safe pan and drain. Plumbing fixtures are specified.
- FIRE PROTECTION** A minimum of one hour fire separation is provided between residences. The building and each unit will be protected with a fully automatic sprinkler system.
- SOUND PROTECTION** Sound protection between units meets minimum required by code.
- TELECOM** Each unit will have the choice of satellite or cable TV as well the ability to access broadband DSL, or dial up internet access, facilitated through pre-wiring of category 5 data cable throughout the unit.

Seller reserves the right to substitute another item of equivalent quality.

FINISHES

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