

# PARADISE ISLAND

## INCLUDED FEATURES & SPECIFICATIONS

09.30.2024

### EXTERIOR FINISHES

- Elevated construction with pier and louvered foundation, 2-car drive under garage with two 9' x 7' garage doors, concrete under primary house footprint, gravel under all porches and stairs
- 2-stop Standard Counterweighted Traction Single Family Private Residential Elevator included; Features include LVP Rigid Core flooring (select colors), stainless handrail, hall station and call operating panel, unfinished wood veneer cab interior, recessed down lights, and white vinyl accordion gate
- 10' 1<sup>st</sup> floor ceilings; 9' 2<sup>nd</sup> floor ceilings
- DP 50-rated, GBG, single hung, Low-E vinyl windows (white)
- Hardieplank® fiber-cement siding, soffit and fascia board (unless otherwise reflected on plan elevation)
- Lifetime asphalt architectural shingles (unless otherwise reflected on plan elevation)
- Radiant barrier roof sheathing
- Mahogany front entry door per plan with choice of stain
- Full-lite fiberglass patio exterior doors to match trim
- Select carriage style garage doors with decorative hardware, automatic opener and remotes
- Composite exterior shutters with hardware (only when reflected on plan elevation)
- Hardiepanel® porch ceilings
- 5/4" x 6" eased edge deck board flooring in pressure treated pine on all porches and exterior stairs
- Concrete driveway apron and turnaround at garage doors, gravel finish primary drive
- Professionally landscaped and sodded yard with fully automated irrigation system w/drip line to plant materials (per DRB guidelines and approval); sodded yard up to 65' back from rear of house; see landscape allowance per lot

## INTERIOR FINISHES

### APPLIANCES

- KitchenAid® 30" stainless steel microwave-oven combination unit: KOCE500ESS
- KitchenAid® 36" stainless steel commercial style gas rangetop: KCGC506JSS
- KitchenAid® stainless steel Energy Star™ dishwasher: KDTE204KPS
- Cabinet Hood Module over cooktop w/ Broan® BBN3306SS Power Pack Vent Hood with Broan® HPFBN30 Aluminum Baffle Filter Kit

### CABINET SPECIFICATIONS

- **Kitchen**
  - Raised panel or recessed panel doors and drawers with hardwood construction
  - Soft close doors and drawers
  - Cabinet hood module over cooktop
  - Crown molding, light rail, and under counter lighting in both Kitchen and Butler's Pantry
  - Choice of stain or paint
- **Master, Powder and Secondary Baths**
  - Raised panel or recessed panel doors with hardwood construction
  - Soft close doors and drawers
  - Gentleman's height cabinets
  - Choice of stain or paint
- **Laundry**
  - Raised panel or recessed panel doors with hardwood construction
  - Soft close doors
  - Upper cabinets over washer/dryer locations
  - Crown included
  - Choice of stain or paint

## COUNTERTOPS

- **Kitchen, MBA and Powder** (if applicable): Calacatta Pearl Quartz or equivalent
- **Secondary Baths and Laundry** (if applicable): White Zen Quartz or equivalent

## TILE

- **Primary Bath - Daltile Perpetuo collection (or equivalent)**
  - Floor: 12x24; matte or polished
  - Shower Floor: 1-1/2" hexagon mosaic
  - Shower Walls: 12x24 or 4x12 matte, satin or polished
- **Secondary Baths**
  - Floor: Daltile Skybridge 12x24 (or equivalent)
  - Shower Floor (if applicable): Skybridge 2x4 brick joint (or equivalent)
  - Tub Surrounds/Shower Walls: Daltile 3x6 or 4x12 white subway tile (or equivalent); matte or glossy
- **Laundry**
  - Floor: Daltile Skybridge 12x24 (or equivalent)
- **Backsplash - included in the Kitchen & Butler's Pantry (if applicable)**
  - Jeffrey Court 3x12 matte or glossy (or equivalent) up to the hood and bottom of the upper cabinets

## HARDWOODS

- 3-1/4" rustic red or white oak site-finished floors
- Choice of stain or can be left natural
- Includes Loba® Easy Satin finish
- Includes matching hardwood stair treads and handrail per plan
- **Locations:**
  - Entire 1<sup>st</sup> Floor excluding Baths, Laundry & Secondary BRs (if applicable)
  - Master Bedroom & Master Closet(s)
  - 2<sup>nd</sup> floor Hall / Landing areas

## PLUMBING FIXTURES & FINISHES

- Tankless hot water heater with recirculation system included

- Buried 250 gallon propane tank included with new owner to assume lease upon closing
- **Kitchen:**
  - Sink: Choice of Kohler® Brookfield Cast Iron sink (preferred for light colored sinks) OR Blanco Silgranit (preferred for black / darker colored sinks) or equivalent
  - Moen® Brantford stainless steel pull-down faucet at Kitchen sink, soap dispenser and flush mount garbage disposal button
- **Master Bath:**
  - Moen® Brantford chrome, nickel or ORB fixtures (8" spread)
  - Rain shower head (7")
  - Maax® Jazz acrylic free standing tub (per plan)
  - Private water closet with Toto® Entrada comfort height (ADA) toilet
  - Porcelain rectangular or oval under mount sinks
  - 3/8" Frameless shower door with pull handle, trim finish to match
- **Powder Bath:**
  - Moen® Brantford chrome, nickel or ORB fixtures (8" spread), Gerber® Logan Square pedestal sink (or equivalent per plan) w/ Logan Square comfort height elongated toilet
- **Secondary Baths:**
  - Moen® Brantford chrome fixtures (single hole), 60" x 32" porcelain enameled alcove tubs with tiled tub-shower surrounds, Toto® Entrada comfort height (ADA) toilets
- **Accessories:** Brantford® bath accessories in all baths to match finish
- Two exterior hose bibs included

## INTERIOR DOORS

- 8' solid core doors 1<sup>st</sup> floor – choice of panel profile
- 6'8" solid core doors 2<sup>nd</sup> floor – choice of panel profile
- Select Schlage® locks & handle sets – knobs & levers in choice of chrome, bronze, black or nickel finishes

## FIREPLACE

- Heatilator® Novus 36" or 42" direct vent gas fireplace (per plan)
- Phillips Hall®, Kenwood® mantle or equivalent

- Black Slate or equivalent hearth and surround

## **ELECTRIC & LOW VOLTAGE**

- 5" Recessed LED cans per plan including Family Room AND Master Bedroom
- Fixtures allowance per contract (based on plan design and total square footage)
- Outlets in baseboards throughout home
- Includes dimmers at (2) locations
- Surround sound prewire in Family Room
- Two-speaker prewire to Screen Porch
- Single Coax RG-6 drops in 2 locations TBD by the customer (suggest 1 on each floor)
- Dual Cat-6 drops in 2 locations (typically Family Room and Master)
- Single Cat-6 drops to all secondary bedrooms, bonus rooms, media rooms, offices
- Single Cat-6 wireless access point (WAP) wall drops in 2 locations (suggest 1 one on each floor)
- Smurf pipe in Family Room from wall location to TV location
- Central distribution panel for phone, data and cable distribution

## **INTERIOR TRIM**

- 2-pc crown all first floor living areas (Foyer, Dining, Breakfast, Family Room, Kitchen, Hallways)
- 2-pc crown 2<sup>nd</sup> floor Foyer
- Crown in Master Bedroom & Master Bath (2-pc for first floor, 1-pc for 2<sup>nd</sup> floor)
- Dining Room includes wainscoting or picture frame molding up to 54"
- 7-1/4" base throughout
- Stair trim includes open treads where applicable, stained natural wood handrail (stained to match floors) with painted square pickets and painted Craftsman square newels
- Interior paint to be Sherwin Williams® scrubbable, washable latex paint; Flat sheen on the walls; Semi-Gloss sheen on the trim
- (1) ceiling color, (1) trim color & (2) interior wall colors included; Garage dry-walled & prime-painted only



## **CARPET**

- Shaw Translate 100% SD Pet Polyester or Equivalent | 8 lb rebond pad
- Locations: All Secondary Bedrooms & Bedroom Closets, Study, Media Rooms, Bonus Rooms (if applicable), unless otherwise noted

## **SHELVING & MIRRORS**

- Custom melamine closet systems in all closets; MBR closet(s) to include one 3' wide 5-stack shelf per master closet (one 5-stack for single MBR closet, two 5-stacks for His and Hers closet layouts); Pantry to include 5-stack shelves throughout.
- Mirrors, per Location:
  - Master Bath: Framed Mirrors to match cabinets
  - Powder: Framed Mirror to match cabinet (if applicable) OR 24" x 40" Beveled Plate Glass with Pedestal Sink
  - Secondary Baths: Plate Glass Mirror

## **HVAC SYSTEM**

- 14 SEER Trane® HVAC System
- Two-unit heat pump system which includes separated unit systems for first and second floor
- Auto-changeover thermostats