



SPECIFICATIONS

UNIT#: _____ BUYER NAME: _____ DATE: _____

FRAMING & EXTERIOR

- 10” Poured concrete foundations
- Mechanical basements
- Underslab insulation
- 2x6 Wall construction
- Engineered floor joists
- 3/4” Advantec subfloor
- Zip R System Sheathing (continuous exterior insulation)
- Andersen 400 Series black windows
- Andersen A Series slider and hinged doors
- Front Door - 5' Andersen glass pivot door
- Spray foam insulation on exterior walls and roof line:
 - Rockwool Safe and Sound insulation on interior walls or comparable
 - Rockwool Safe and Sound insulation installed on parting walls
- Red cedar shingles/plank siding and James Hardie siding
- Garapa decking
- Viewrail deck railings
- Standing seam metal roof
- Asphalt driveway
- Bluestone front step
- Ring video doorbell

***Note: Product images & renderings for general illustration only. Actual products may vary slightly from that shown hereon. The buyer shall be notified of any substantial changes in materials due to factors outside builders' control such as product availability/supply chain.*



MECHANICALS

- Two Rheem 96% two stage furnaces with Bosch dual fuel hybrid air conditioning system
- Three Ecobee programmable thermostats with wi-fi access
- 80 gallon Premier AL smart hybrid electric heat pump water heater with anti leak technology
- 200 Amp electrical service
- 50 3” recessed cans for lighting
- 6 cable locations
- LED tape light under cabinet lighting in kitchen
- Propane gas fireplaces
- Propane gas
- Town water
- Town sewer
- Exterior lighting
- Custom Bevolo lanterns by sidewalk



INTERIOR FINISHES

GARAGE

- Insulated walls and ceiling
- American Legends carriage house garage door - black
- Storage closet
- Option to heat

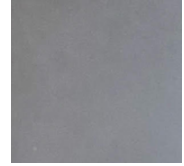


FRONT EXTERIOR ENTRY

- Bluestone
- Ski/snowboard closet
- Exterior lighting

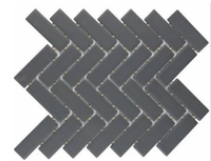
ENTRYWAY/MUDROOM

- 30x30" Foundation tile floor in Smoke
- Built-in bench
- Closet with shelf & pole
- Wall sconces
- Stone veneer wall *upgrade



FIRST FLOOR BATH

- 12x24" Charcoal gray tile floor
- White subway tile shower
- Niche
- Charcoal gray herringbone shower floor tile
- Frameless glass shower enclosure
- Kohler Highline Classic Comfort Height toilet- K-3658-0
- 36" Pottery Barn vanity
- Pottery Barn vanity lights
- Kohler valve & shower head



GAME ROOM

- Engineered wide plank European white oak hardwood flooring
- Laundry closet
- French doors to open to 4 season room
- Steel French door* upgrade

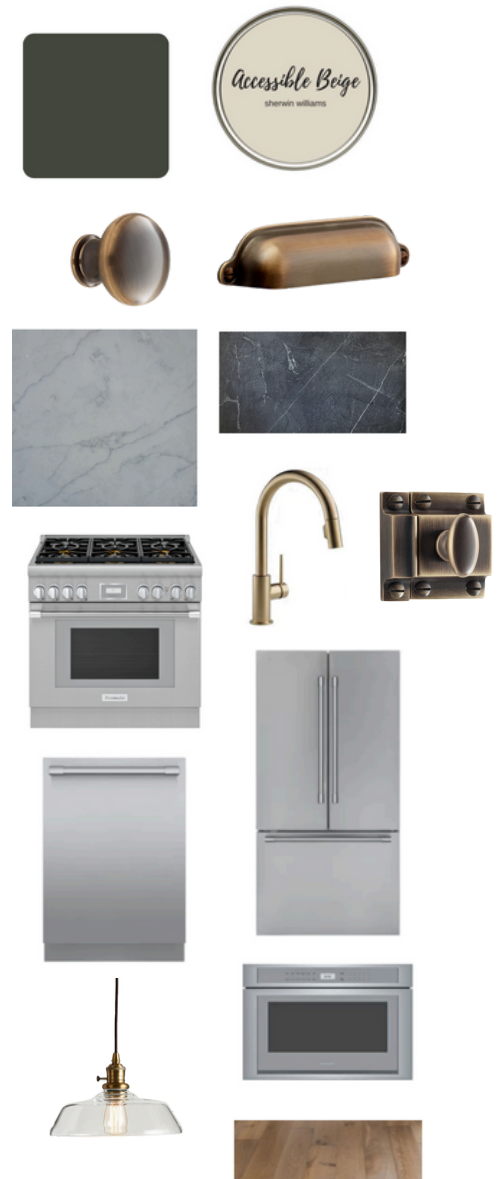
STAIRCASE

- Oak treads
- Oak handrail
- Black metal balusters



KITCHEN

- Custom solid wood shaker style cabinets w/ dovetail slow close drawers
- Paint option recommendations: Sherwin Williams
 - Accessible Beige or Ripe Olive
- Inset *upgrade
- Quartersawn oak *upgrade
- Built-in utensil drawer
- Built-in appliance garage
- Spice drawer
- Pots & pans drawer
- Antique brass hardware
- “London Fog” quartz counters
- Soapstone *upgrade
- White subway tile backsplash with white grout
- Delta faucet
- 36” Stainless steel Thermador stove
- 36” Stainless steel Thermador refrigerator
- Stainless Steel Thermador Dishwasher
- 24” Stainless steel Thermador microwave drawer built into island
- 2 Pottery Barn pendant lights
- Engineered wide plank European white oak hardwood flooring





LIVING ROOM

- Engineered wide plank European white oak hardwood flooring
- Gas fireplace - blueboard and plaster surround
- Floating wood mantel
- Cathedral ceiling
- 36" Restoration Hardware chandelier



SECOND FLOOR 1/2 BATH

- Engineered wide plank European white oak hardwood flooring
- Pocket door
- 32" Pedestal sink
- Delta faucet - black
- Kohler Highline Classic Comfort Height Toilet- K-3658-0



PRIMARY BEDROOM

- NRF Select-Posh 30 carpeting - Siesta Key
- Walk-in closet with two shelves and two closet poles
- Linear gas fireplace *upgrade



VASTLY - 5E324
PEARL - 00103

PRIMARY BATH

- 12x24" tile floor
- Radiant floor heating
- 48" Vanity
- Kohler wide spread sink faucet
- White subway tile walls with white grout & niche shower walls
- Custom glass frameless shower wall
- Chrome rain head and shower fixtures
- Kohler Anthem *upgrade
- Kohler Highline Classic Comfort Height Toilet K-3658-0
- 2 Pottery Barn vanity lights





BEDROOM 2

- NRF Select-Posh 30 carpeting - Siesta Key
- Shelf and pole in closet

BEDROOM 3

- NRF Select-Posh 30 carpeting - Siesta Key
- Shelf and pole in closet

BEDROOM 4

- NRF Select-Posh 30 carpeting - Siesta Key
- Shelf and pole in closet

BONUS ROOM

- NRF Select-Posh 30 carpeting - Siesta Key

3RD FLOOR BATH

- 12x24" Charcoal gray tile floor
- 35" Pottery Barn vanity
- Delta faucet - black
- Pottery Barn vanity lights
- Kohler Highline classic comfort height toilet
- Kohler bathtub
- White subway tile walls with white grout
- Niche
- Kohler shower/tub fixtures



MISCELLANEOUS

- "Pure White" Sherwin Williams Paint throughout
- Black door hardware





UPGRADES *prices are subject to change due to tariffs

- Stone Veneer continuous entry wall (outside in) \$9,500
- Stone Veneer - living room fireplace \$19,800
- Built-in cubbies entryway - price determined by style and size
- Board & batten & drawers (built in bench) \$1,100
- Laundry cabinets \$3,560
- Lineal gas fireplace - primary bedroom \$9,900
- 59" freestanding bathtub - primary bathroom \$9,000
- Kohler Anthem valve - primary bathroom \$1,500
- Shower shutters - primary bathroom \$1,350
- Radiant heat flooring in other baths \$2,500 (per bath)
- Inset cabinets \$8,800
- Accent oak kitchen cabinets \$3,000
- Full oak cabinets \$7,680
- Glass kitchen cabinets (as shown) \$1,300
- Soapstone countertop \$4,000 *subject to change based on availability
- Full height stone counter backsplash \$3,360 / soapstone \$3,860 *subject to change based on availability
- Cutting board pull out \$450
- Fisher Paykel Fridge - panel ready - Thermador Dishwasher \$5,900
- XO built in wine fridge \$3,000
- Built-in plumbed Thermador 24" coffee maker \$6,005
- Shiplap walls - price determined by room and size
- Wood flooring primary bedroom \$4,400
- Wood flooring other bedrooms \$7,500 (total)
- Wood flooring - office/bonus room \$4,100
- Wood ceiling in living room \$13,425
- Wood accents \$TBD
- Wooden air grills throughout (to blend in with hardwood) \$3,000
- California Closets - starting at \$2,315
- Interior French steel doors \$3,732
- Alarm system \$TBD
- Emtek electronic keyless entry from garage \$600
- Heated garage \$3,900
- Epoxy garage floor \$4,200
- 22KW whole house generator \$19,000
- Electric car charger installed \$960
- Extra electrical upgrades \$TBD
- Bluestone Patio - price determined by size
- Hot tub \$15,525 (includes electrical, concrete pad, delivery & setup)
- Soak pool (Units 1-6) \$100,000



Panel ready fridge handles*

