

2226-28 N. Southport Specifications

Exterior

- Brick façade with limestone stairs, snow melt and metal handrail
- James Hardie cement board cladding on sides and back
- Landscaped front yard with wrought iron fence
- Mahogany front entry door
- Front doorbell and security camera wiring to 4 locations
- Rear brick paver patio
- Rear yard with electric and gas hookups
- 2.5 car garage, rooftop deck, heat and wired for security camera
- External audio wiring
- Electric for car rapid charger

Foyer

- Marble foyer
- Front foyer closet
- Ceiling chandelier
- Alarm system arming station

Living & Dining Room

- Formal living room and dining room with oak flooring
- Recessed LED lighting throughout
- Gas fireplace with Limestone Surround or similar
- 10' Ceilings, with full-height front windows
- Crown Molding and Oversized Baseboard
- Installed ceiling speakers
- Motion detectors on main level
- Powder room with marble countertop and skirt
- 8' doors with Schlage hardware

Gourmet Kitchen

- Custom cabinetry with coffee station, cooking trays and spice pullout organizers
- Slow-close cabinet drawers and doors
- Quartzite countertop and backsplash in the kitchen
- Elegant under cabinet lighting
- Large custom island with additional storage
- 36" WOLF gas range,
- Wolf 30" electric oven
- Wolf 30" microwave oven
- Custom wooden hood fan cover
- 48" SUBZERO panel ready refrigerator
- 2 BOSCH integrated panel ready dishwashers
- Installed ceiling speakers
- Oak flooring throughout
- Dinette

Pantry

- Custom cabinetry and shelving
- Danby beverage center
- Large Walk-in Pantry with countertop station
- Under cabinet LED lighting

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Family Room

- Gas fireplace with custom mantel and marble surround and recessed TV hookup
- Oak flooring and ceiling beams
- Mudroom with closet, seating and door onto covered back deck with stairs down to the back yard
- Installed ceiling speakers, (CAT5, CAT6 and RG6U) surround sound and HDTV wiring
- Rear door alarm system arming station
- Motion detector on main level

Primary Suite

- Bedroom with raised ceilings
- Ceiling fan and can lights
- Two walk-in closets with upgraded laminate custom shelving
- Steam shower with seating, niches, lighting, and frameless glass
- Rainfall shower head, handheld and stationery shower head
- Free standing tub with tub filler
- Large vanities
- Nu-Heat in floor heating
- Separate lavatory
- Alarm system control panel arming station
- Speakers in bedroom and bathroom

Second & Third Bedroom

- Closets with laminate custom shelving
- Bedrooms with raised ceilings
- Hall bathroom with double sinks toilet and tub
- Custom cabinetry

Fourth Bedroom

- Walk-in closet with laminate custom shelving
- En-suite bathroom and custom cabinetry
- Bedroom with raised ceiling

Second Floor Laundry Room

- LG stackable washer and gas dryer or similar
- Custom cabinetry
- Linen closet and storage

Lower Level

- Large family room in lower level
- Extra storage closets
- Radiant floor heat throughout lower level
- Surround-sound and HDTV wiring in family room
- Motion detectors
- Full wet bar with custom cabinetry and countertop
- Powder room with custom cabinetry
- Laundry hookup with sink
- 5th bedroom\exercise\office\kids playroom with Jack and Jill bathroom to 6th bedroom
- Sauna

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Mechanicals

- 2 High-efficiency furnaces and Endeavor line classic plus series side discharge heat pump cooling systems with attached humidifiers and smart thermostats
- Upper and lower-level HVAC zones
- Radiant heat boiler with snow melt for the front stairs and walk to the garage
- Automatic water leak shutoff control, reduces home insurance
- Sump pump with water sensor, ejector pump and drainage tile
- Carbon monoxide and smoke detectors throughout

Additional Features

- Solid-core 8 ft interior doors,
- Custom-built oak staircases with metal or wood spindles
- Multi-zone alarm system with 3 arming stations, door sensors, window sensors at ground level, 2 motion detectors on 1st floor and 1 in the basement and a sump pump water sensor
- Speakers installed in living\dining room, kitchen, primary bedroom and bathroom and 5.1 surround sound speakers installed in the family room and the basement recreation room
- Wired for internet, cable TV, surround-sound, entrance cameras, Alarm System, cat6 ethernet wireless access points
- 6 paint colors on the walls, flat paint on ceilings, semi-gloss on doors, trim and windows,
- HDTV (CAT 6, RG 6) in basement family room, 1st floor family room and primary bedroom

Allowances

- Appliance allowance:
 - Subzero 48" refrigerator panel ready
 - Wolf 36" 6 burner and oven, all gas
 - Best 1100 cfm power pack, 10" round hood
 - Wolf 30" E Series Transitional drop-down drawer microwave oven
 - Wolf 30" E Series Transitional Built-In Oven
 - 2 Bosch integrated panel ready dishwasher
 - Danby wine cooler, 1st floor
 - Danby beverage center, basement
 - LG washer with turbowash, steam, wifi, black steel or similar
 - LG gas dryer with sensory, turbosteam, wifi, black steel or similar
- Plumbing fixtures allowance: Designer fixtures per builders selection
- Cabinet allowance: Full height shaker or similar
- Countertop allowance: Builder's selection Quartzite in kitchen and Quartz elsewhere
- Tile allowance:
 - Foyer and primary bath - \$15 sq.ft
 - Remainder - Porcelain \$5 sq.ft
 - Mechanicals tile from builder selection
- Closet allowance: Builders upgraded selection laminate in the primary and foyer closets, white laminate throughout remainder of the house
- Lighting allowance: \$8000
- Carpet allowance: \$4 per square foot including padding and installation
- Door Handle Allowance: Schlage Latitude with rosette or similar
- Knobs, Pulls and Mirror allowance: \$2,500.00
- Front Door Allowance: \$5,000
- Towel bars, toilet paper holders, coat hooks etc.: \$1,000

**Any unlisted items supplied are from the builder's selection price range. Discounts are passed on to buyers\owners. May be slight variations from architects drawing*