

COMPASS

1942 North Orchard

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1942-44 N. Orchard Pricing

Unit 1N: \$2,150,000

Unit 1S: \$2,200,000

Unit 2: \$2,500,000

Unit 3N: \$2,550,000

Unit 3S: \$2,600,000



COMPASS



Similar Project from Developer









1942 N. Orchard Specifications

Building Features:

- Brick & Block Building / Brick, Block & Limestone Façade
- 1 Garage parking space per unit

Sound proofing:

- Double 5/8" drywall
- 1/2" RC channel on ceilings
- Concrete on floors between units
- Spray cell insulation & blown-in cellulose

Garage:

- Brick & Block Garage
- 5/8" drywall on ceiling

Mechanicals:

- Rheem Equipment
- Rheem 96% 2 stage Variable speed CSA certified gas furnace
- Rheem RA13 series 2.5T R-410 Air Conditioner
- Dual Zoned Duplex's
- Aprilaire Fan humidifier with auto humidistat
- Smart Thermostat– can be controlled from smart phone
- Energy Efficient Wall Hung gas-fired boiler, domestic water & radiant heat: Units 1N & 1S
- 75 Gallon water heaters in units 2, 3N & 3S
- Snow-melt: private sidewalks, front stairs & patio (Public Boiler)

Low Voltage:

- Speaker wiring: great room, living room and primary bed/bath
- HDTV wiring
- Phone/data/video wiring in great room, living room and bedrooms
- Security system
- Intercom buzzer entry system for each unit

Flooring:

- Natural white oak 3 1/4" flooring in all homes with choice of stain color
- Natural Stone, porcelain & ceramic tile in bathrooms and shower surround
- Lower level of duplex's 1N & 1S porcelain tile hallways/bedrooms carpeted
- Carpet & Padding Allowance: \$5 per square foot

Windows and Doors:

- Weather Shield Windows
- Full Glass Commercial Front Door / Rear entry insulated panel door
- Interior – 2 panel solid core 7.5 foot doors
- Hardware – Emtek locks

Painting:

- 1 coat of primer/sealer
- 2 coats of flat paint
- Buyer to select up to 3 paint colors
- Trim painted white/satin finish
- Ceilings and Closets white
- Window sashes painted black

1942 N. Orchard Specifications

Kitchen:

- Custom Cabinetry by Builders Cabinets with "slow close" drawers & doors
- Stone counter tops and or man-made products
- High-end stainless steel appliances including:
 - Subzero 42" Classic French Door Refrigerator/ Freezer Panel Ready
 - Wolf 36" Gas Range 6 Burner
 - Thor Kitchen 36" Pro Under Cabinet Wall Mounted Hood
 - Cove Intergrated Dishwasher Panel Ready
 - Wolf 30" E series Professional Speed Oven
 - Uline Beverage Center 24" with Stainless Steel Finish

Bathrooms:

- Natural stone/porcelain flooring and tub surrounds
- White rectangular undermount sinks
- White Kohler toilets

Primary Bathroom:

- Oversized steam shower with bench
- European glass enclosure
- Heated flooring
- Two free standings vanities

Laundry Center

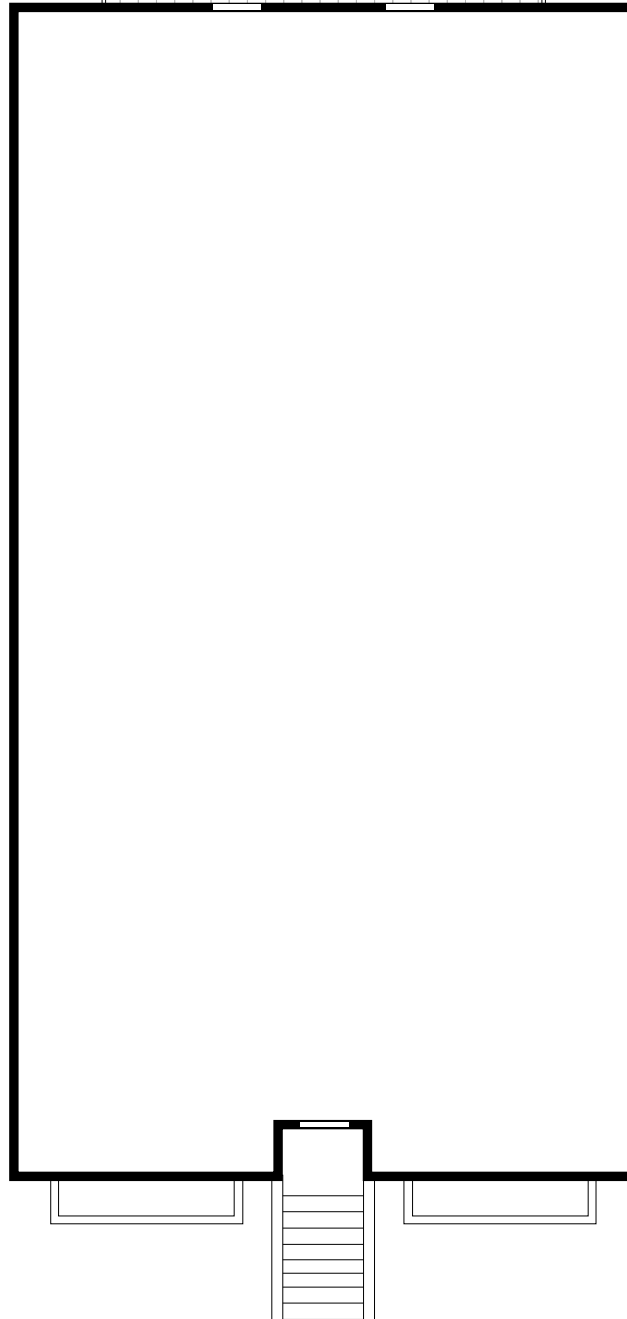
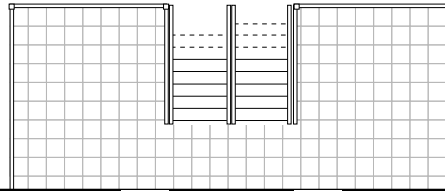
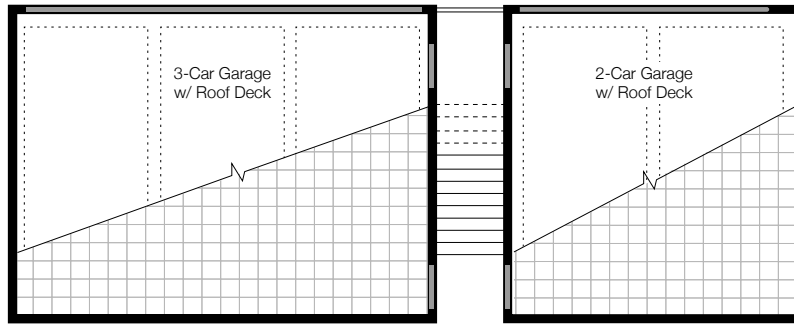
- Whirlpool 4.5 Cu. ft Smart Front Load with FreshFlow vent system
- Whirlpool Smart Front Energy Star Gas Dryer with Wrinkle Shield

Allowances

- Lighting Fixtures - \$2,500 per unit
- Closets - \$3,000

**Specifications are subject to change*

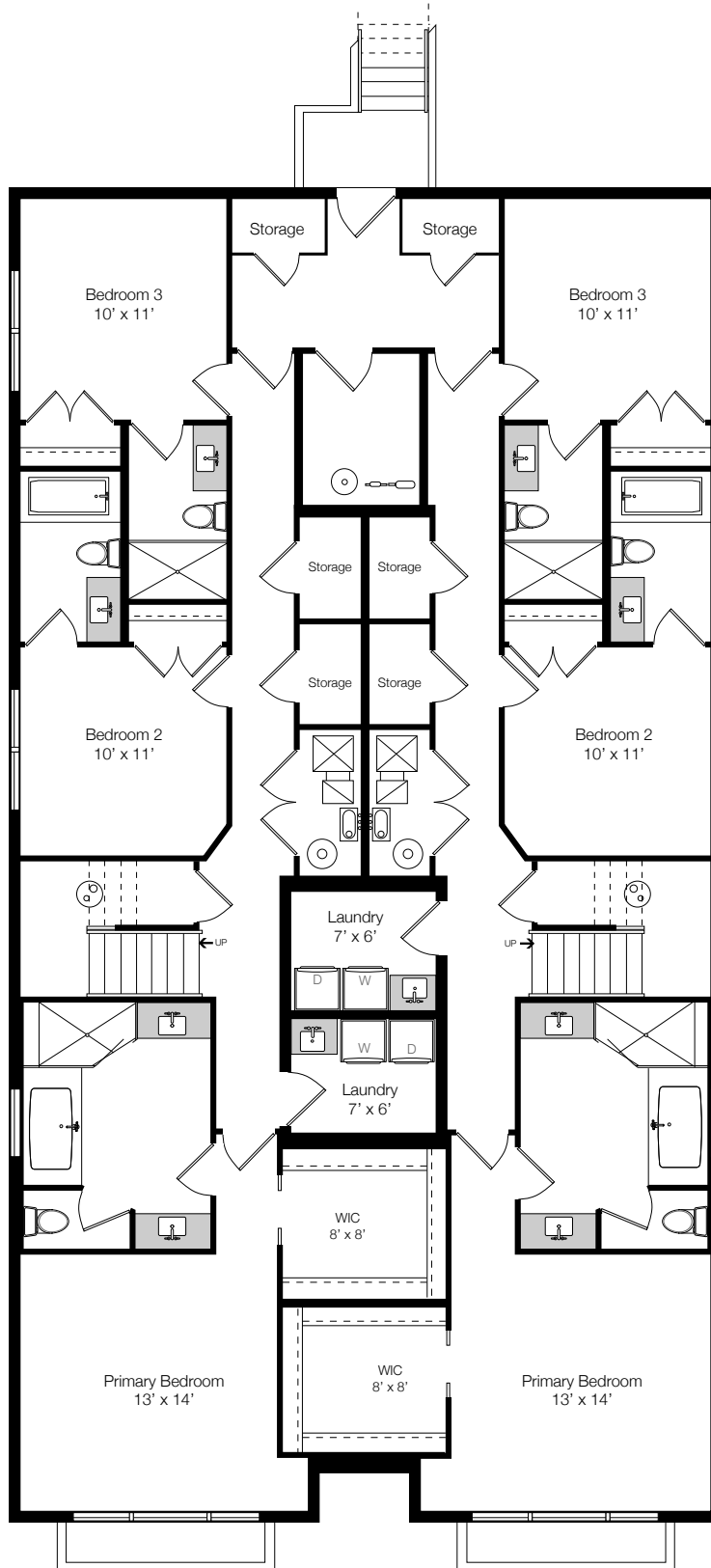




1942 N. Orchard St.
Site Plan

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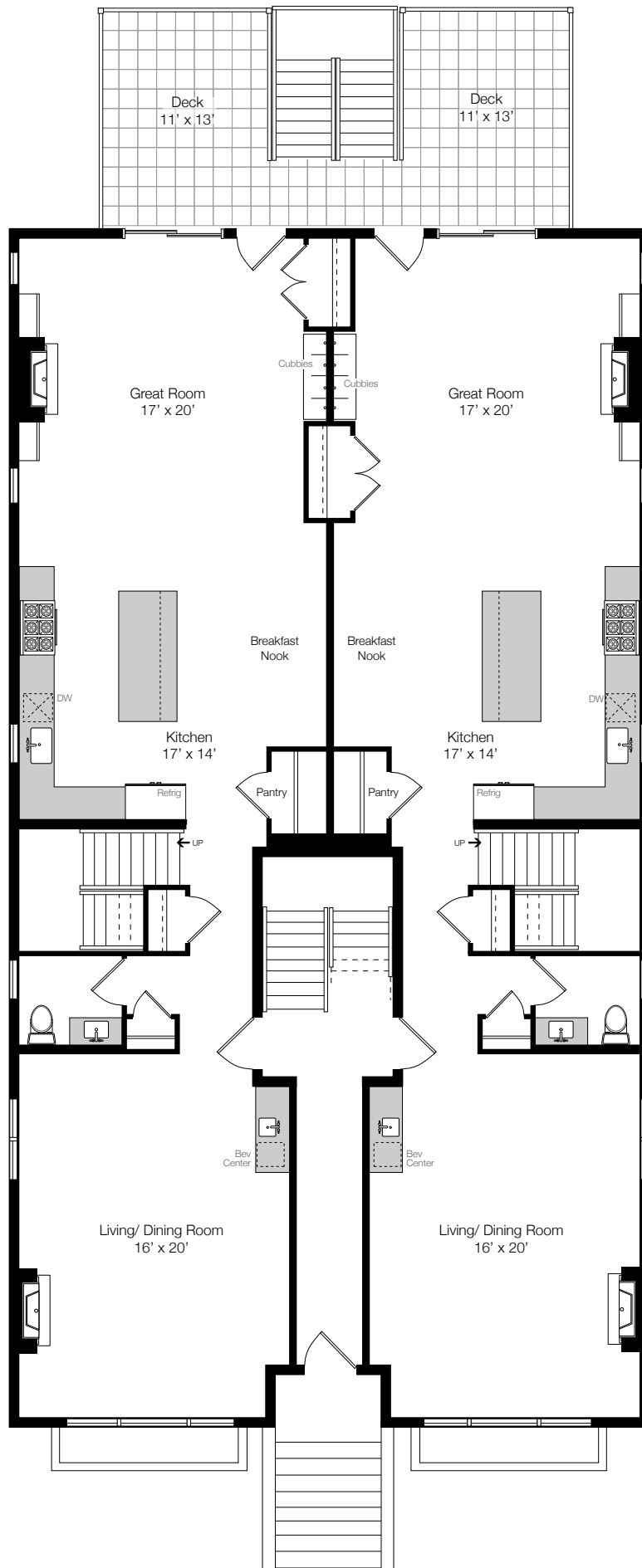




1942 N. Orchard St.
Lower Level

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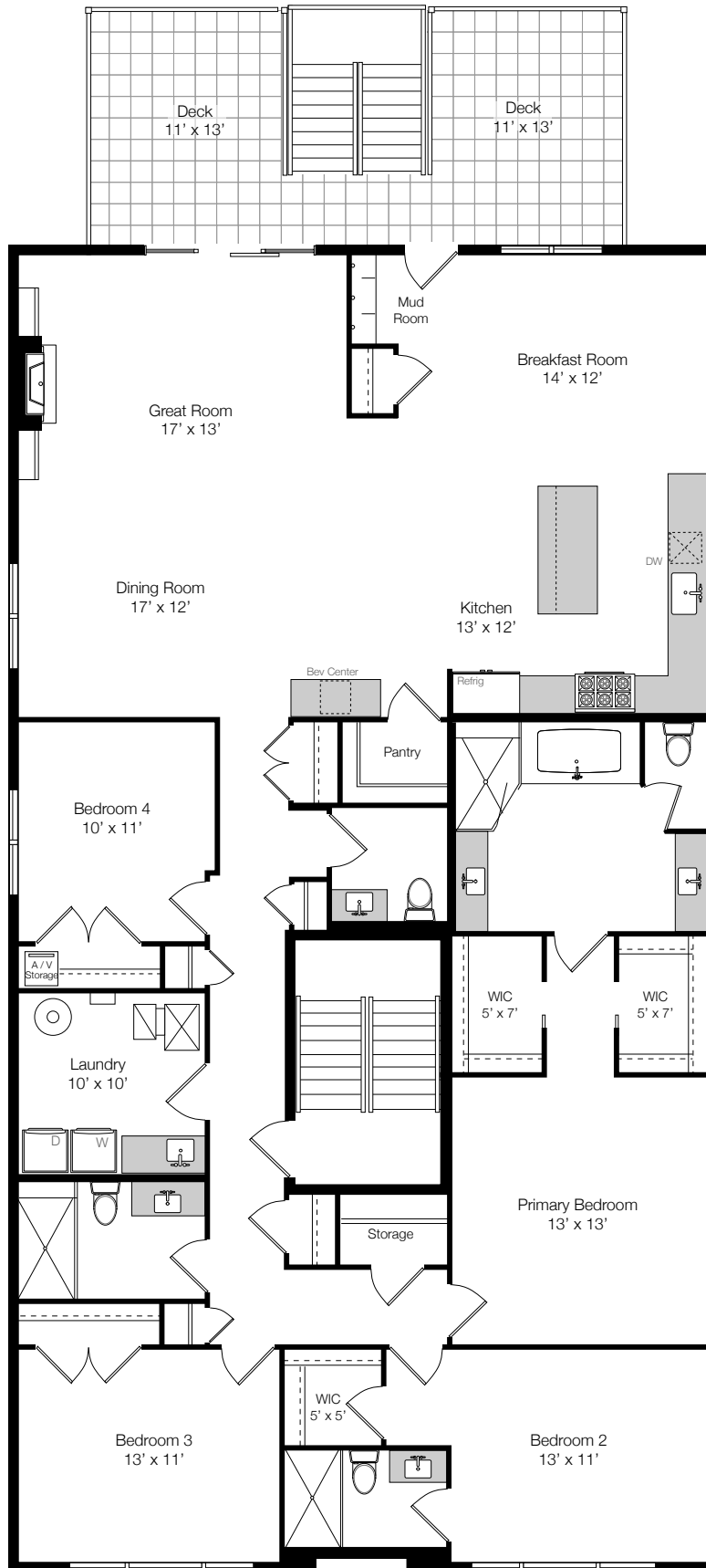




1942 N. Orchard St.
First Level

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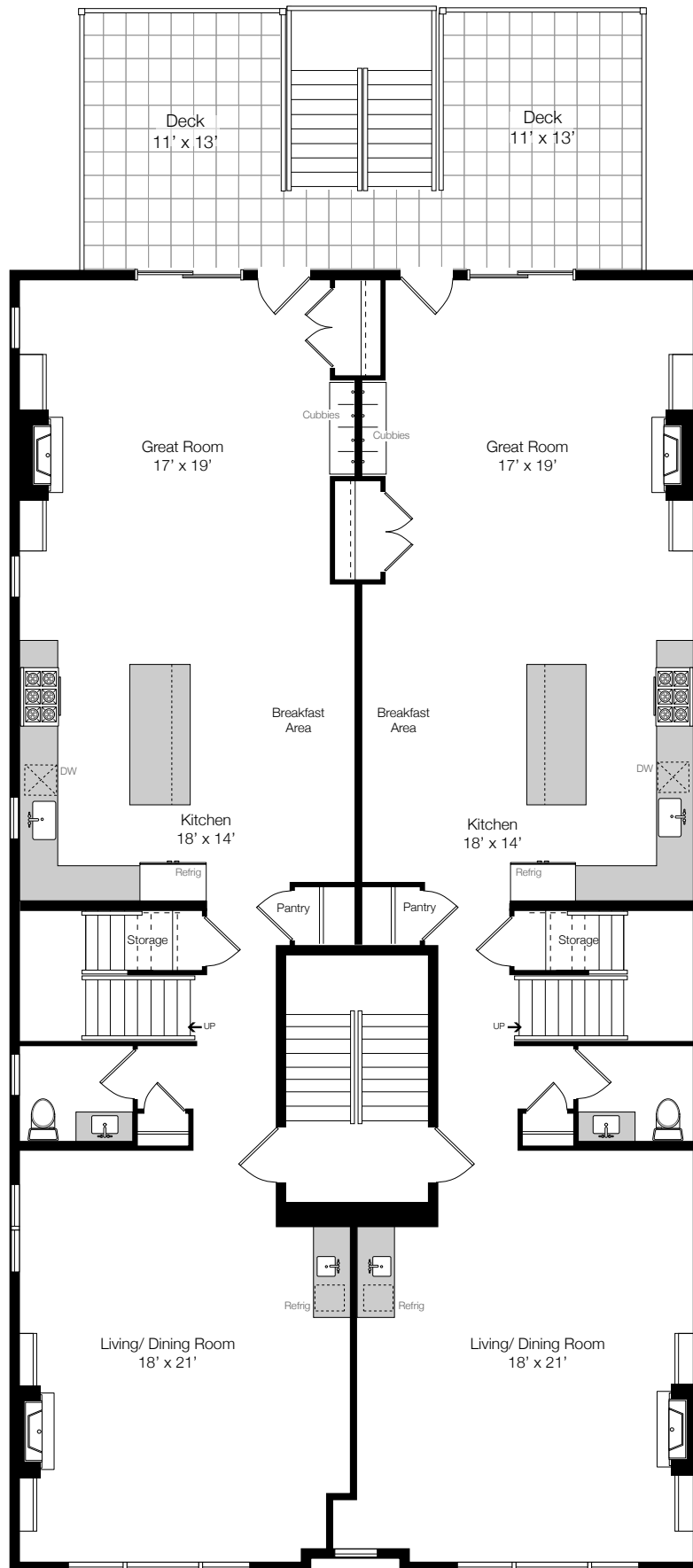




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Second Level

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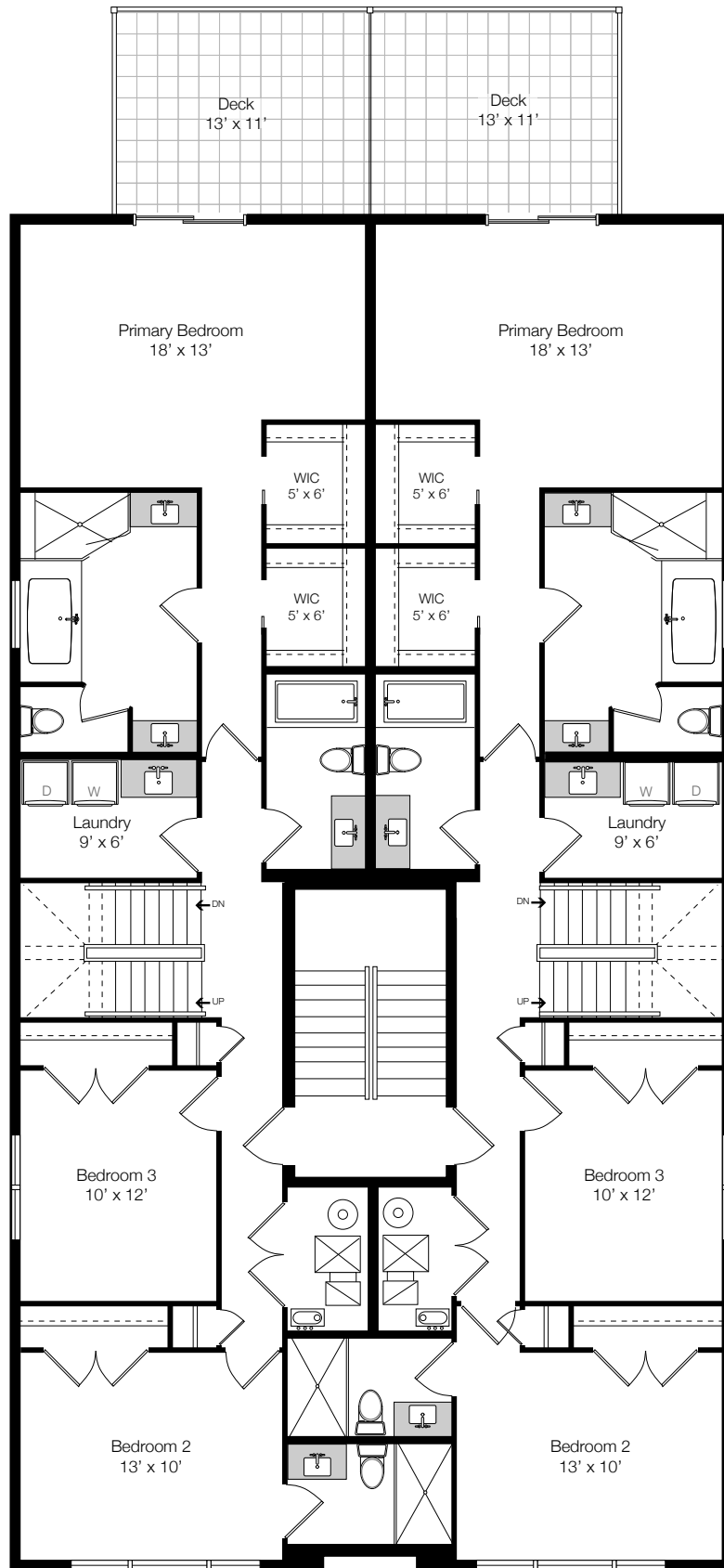




1942 N. Orchard St.
Third Level

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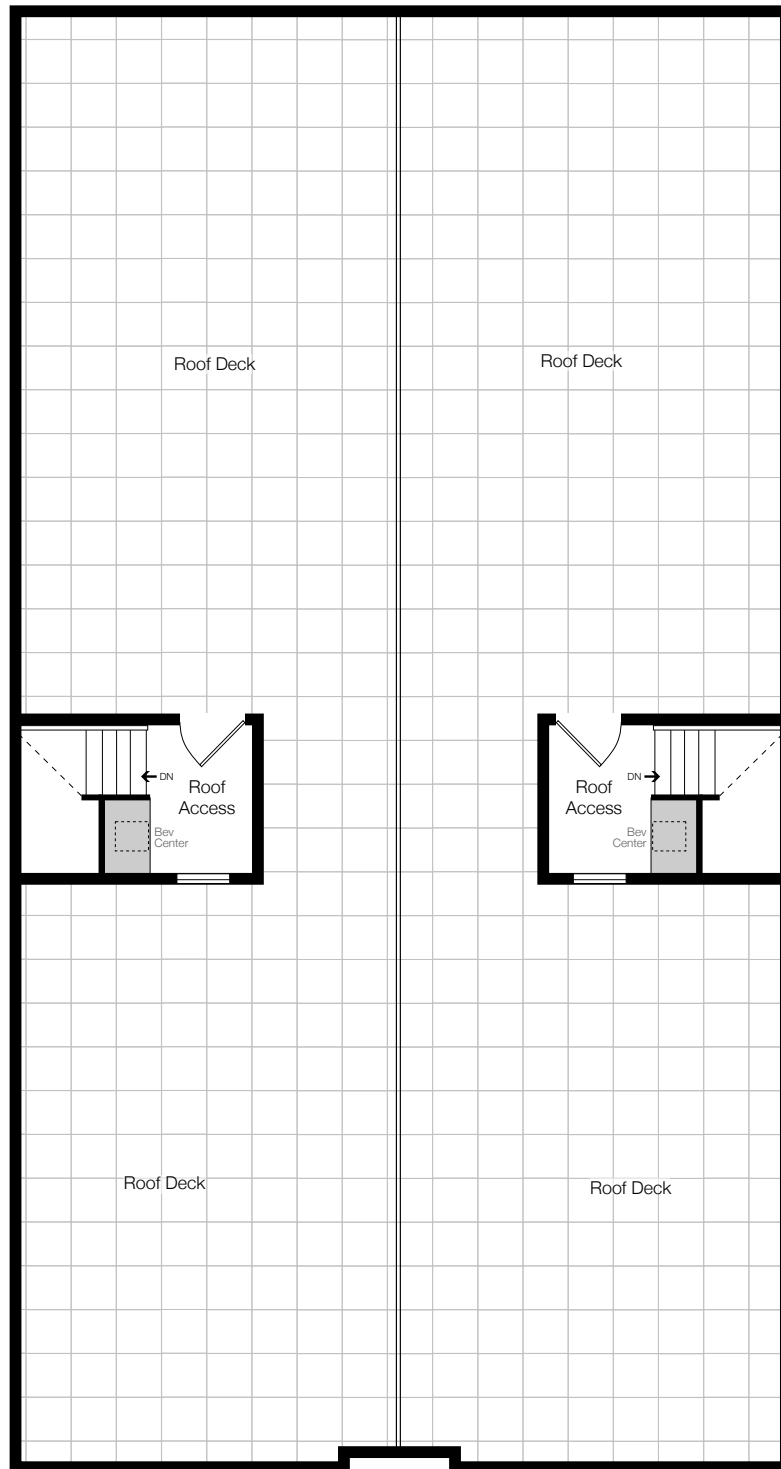




1942 N. Orchard St.
Fourth Level

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1942 N. Orchard St.
Roof Detail

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