

Feature List

I. General Information

- Price Range: \$1,995,000 – \$2,800,000
 - Unit Size: 1,692 – 2,766 sq ft
 - Bedrooms/Baths: 2 and 3 Bedrooms | 2.5 Baths
 - Floor Plan Includes: Living Room, Kitchen, Den, Laundry Room, Family Room (select units) and Storage/Mechanical Room
 - Elevator Access to all floors
 - Outdoor Living: Private garden or patio included with all units
 - Parking: Reserved parking in covered garage below the building, additional guest parking available
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II. Residential Unit Features

Layout

- Spacious Living Room
- Kitchen with Island
- Den with Wall Paneling and French Doors
- Powder Room
- In-Unit Washer & Dryer
- Storage/Mechanical Room
- Exterior Patio or Garden
- Primary Suite: Walk-in closet & en-suite bath
- Second Bedroom: Walk-in closet & private bath
- Additional:
 - Townhouse Units (202 & 205) include a Third Bedroom and Family Room

Finishes

- Hardwood flooring in living areas, kitchen, bedrooms, and closets
- Ceramic tile and marble in bathrooms
- Crown molding throughout
- Painted wood doors and traditional trim details
- Painted gypsum walls and ceilings

Appliances

- Bosch 800 Series 36" French Door Refrigerator
- 36" Wolfe 6-Burner Natural Gas Range
- Seattle Stainless Steel Copper Hood
- 30" Undercounter Wolfe Microwave

- Bosch Dishwasher
- Nipus Wine Cooler
- GE Washer & Dryer

Lighting

- 4" Recessed Ceiling Lights in all main rooms
 - Pendant Lights over Kitchen Island
 - Linear Fixtures in Laundry/Utility Areas
 - Wall Sconces in Bathrooms, Entrances, and Common Areas
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III. Common Areas

Interior Amenities

- Elegant Community Room with bar, fireplace, TV, and patio
- Fitness Room
- Multipurpose Room with Group Dining Space
- Restroom
- Mail Room
- Trash Rooms on Each Floor

Exterior Amenities

- Landscaped outdoor path with seating
 - Covered and surface parking options
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IV. Building Construction

Superstructure

- Post-tensioned concrete floors and structural walls
- 9" Concrete Slabs
- Concrete Spread Footings
- Asphalt surface in garage

Exterior Walls

- Floors 1–2: Glen-Gery "Olde City" Full Brick Veneer
- Floor 3: Painted James Hardie Artisan Planks
- Advanced insulation and moisture barrier assembly

Windows & Doors

- Pella Windows & Patio Doors (or equivalent)
- Composite/Aluminum-Clad Entry Doors
- Garage Entry: Aluminum storefront system with insulated, low-e glass

Roofing

- Flat Roof: EPDM membrane with R-30 insulation (20-year warranty)

- Pitched Roof: Asphalt shingles with ice/water shield and wood framing
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V. Mechanical, Electrical & Plumbing

- HVAC: Individual gas-fired heating & air conditioning for each unit
 - Electric: 100-amp panel per unit
 - Water & Sewer: Town services
 - Hot Water: Gas-fired heaters
 - Piping: Copper supply lines, PVC waste pipes with soundproofing
 - Fire Protection: Full NFPA-13 sprinkler system throughout
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VI. Site Details

Parking

- 52 Total Spaces
 - 38 Covered (2 per unit reserved)
 - Additional surface/guest parking
 - Asphalt surface throughout

Landscaping

- Concrete walkways, lawn, and plantings at front
- Landscaped sides and rear
- Rear walking path leading to paved seating area