

# 104 BELLA TOSCANA AVENUE #2305

## PROPERTY FEATURES & UPGRADES

### EXTERIOR

- Balcony with decorative iron railing
- Views overlooking Green areas with trail and trees
- 1 ½ acre landscaped park with walking trail

### ENERGY EFFICIENCY FEATURES

- Andersen® dual pane, Low-E energy efficient, insulated windows
- Environmentally friendly premium exterior trim paint with 50 year caulking
- 14 SEER high-efficiency heating and cooling systems
- High-efficiency electric water heaters
- R19 exterior wall insulation

### INTERIOR

- Stain-grade unit entry door with nickel entry hardware and a peep hole
- 8' two panel, paint-grade interior doors
- 5 ¼" painted baseboards and 3 ½" door casings
- 1-step painted crown molding in great room, master bedroom, and dining area
- Rounded sheetrock corners
- Designer paint color choices on walls
- Painted 12" wood closet shelving with finished edges in all closets
- Interior lever hardware in Nickel finish
- 10' ceilings in kitchen, great room, and bedrooms
- Hardwoods in all main areas

### ELECTRICAL

- Premium Kichler® lighting fixtures and ceiling fans
- 3 TV/CAT5 outlets, and 1 phone outlet location
- Decora rocker light switches
- Ceiling fans in the great room and master bedroom
- Secondary bedrooms blocked, wired, and switched for ceiling fans
- Prewired for security

### PLUMBING

- Kohler® bathroom sinks, toilets, and tubs
- 40 gallon water heater
- Ice maker connection
- Delta® faucets and bath fixtures in Nickel finish

# PROPERTY FEATURES & UPGRADES

## KITCHEN

- 42" upper maple cabinets in bright white color and nickel hardware
- Premium 3 cm granite counter tops with glass tile backsplash
- Stainless steel, 50/50 double compartment undermount sink
- Bosch® stainless appliance package includes:
  - Slide in electric range
  - Vented microwave
  - 6 cycle dishwasher
- Garbage disposal, ½ horsepower
- Delta® single lever faucet with pulldown spray in 2 finishes

## BATHS – MASTER

- 3 cm granite vanity countertops with Kohler® undermount sinks
- Delta® 8" spread lavatory faucets
- Delta® vertical shower fixture, and handheld shower head
- Easy entry shower with ceramic floor and wall tile
- Clear glass shower enclosure
- Multi-bulb light fixtures at vanities
- Comfort height, elongated toilet with slow close lid

## BATHS – SECONDARY

- Kohler® cast iron tub / shower combination
- Delta® lavatory faucets
- Ceramic tile tub surrounds
- Comfort height, elongated toilet with slow close lid
- Multi-Bulb light fixture at vanities

## GARAGE

- Underground parking
- Night time parking garage security door with remote control
- Elevator access to interior of buildings

## ACCESSIBILITY FEATURES

- Lever door handles
- Easy access threshold to showers
- Comfort height commodes
- Grip handles in key bath positions

MORELAND PROPERTIES

