

# GARDEN STYLE UNIT SPECIFICATIONS

## Specifications

<b>Insulation:</b>	Walls (R13) Attic Floor—fiberglass or cellulose 9”(R30), Garage Ceiling—fiberglass batts 6” (R19)	<b>Cabinets/ Counters:</b>	Natural maple cabinets are standard. Granite countertops in Kitchen. Cultured marble countertops in bathrooms.
<b>Walls:</b>	Skim coat plaster or drywall at builders option, primer plus one coat of paint.	<b>Washer / Dryer:</b>	Included - some units side-by-side others stackable.
<b>Ceilings:</b>	8’ textured ceiling or builder’s choice	<b>Other:</b>	Bath mirrors, towel bars and toilet paper holders are included (Builder’s choice)
<b>Fireplace:</b>	Zero clearance, gas (in corner units & all 4th floor units) with mantel.	<b>Roofing:</b>	Asphalt roof shingles (Architectural 25 year)
<b>Woodwork:</b>	Six panel pre-primed hardboard/ masonite doors. Paint grade Pine 2 1/2”. Colonial casing on doors and colonial baseboards.	<b>Exterior Siding:</b>	Vinyl
<b>Paint:</b>	White trim. Walls will be flat or matte finish paint; woodwork will be semi- gloss	<b>Garage w/Elevator:</b>	1 Space per unit under building.
<b>Electrical:</b>	100 amp service and panel	<b>Deck:</b>	Balcony (size varies). Composit decking.
<b>Included:</b>	4 phone jacks & 3 cable TV jacks Exhaust fans in all baths	<b>Windows:</b>	Vinyl, double- glazed, insulated, with screens.
<b>Light Fixtures:</b>	To be supplied by builder -	<b>Water:</b>	Municipal
<b>Plumbing:</b>	Supply lines are copper Waste piping is PVC One piece fiberglass tub units White fixtures Kitchen sink to be stainless single bowl Garbage disposal Moen faucets or equivalent Master bath 5ft. shower stall	<b>Sewerage:</b>	Municipal
<b>Heat:</b>	Forced hot air by gas Central air included	<b>Condo Fee:</b>	\$175 / month
<b>Hot Water:</b>	40 gallon gas hot water heater		
<b>Flooring:</b>	Red Oak engineered wood, carpet & tile. Refer to feature sheet for specific list of flooring in each unit.		
<b>Appliances:</b>	Supplied by builder.		

**Selections By The Buyer:** Builder reserves the right to substitute materials with equal or equivalent products. Deposits - \$1,000.00 with Offer to Purchase. 10% due with Purchase and Sale Agreement. Any and all extras are payable in advance of work to be done and are non-refundable! Information contained herein may change without prior notice.

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