

## SIGNIFICANT ARCHITECTURE

- An Exclusive Enclave of 25 Extraordinarily Convenient Urban Residences
- Handcrafted Brick and Pre-cast Facades with Natural Stone Accent Perimeter Walls
- Brick and James Hardi Siding Rear Elevations with Upper Level Balconies
- Covered Front Entry Doors with Cast Stone and Brick Paver Entrance Stoops
- 30- Year Architectural Grade Roof Shingles with Standing Seam Metal Accents
- Two Restricted Access Underground Parking Spaces Assigned Per Home

## CELEBRATE OUTDOOR LIVING

- Grand Upper Level Balconies with available Two Sided Indoor/Outdoor Fireplaces
- Parklane Type B Design Includes 24 x 24 Raised Paver Fenced, Gated Patio
- Regent Type A Design Includes Rear Yard Wood Decks With Extensive Shrub & Tree Plantings
- Private 24x 24 Raised Paver Community Courtyard, with Beautifully Landscaped and Irrigated Raised Planters, Subtle Lighting, Park Bench Seating, Brick Gazebo & Two Gated Courtyard Entrances

## LUXURY FINISHES

- First Floor Powder Room & 3 Additional Full Baths
- Oak Hardwood Flooring on Garage Entry Level & Entire Main Level as well as Second Floor Hall and Owner's Suite.
- Hardwood Stairs with Oak Treads and White Painted Risers Throughout Interior of Home
- Ceramic Tile Laundry Area with GE Washer & Dryer
- Wide Baseboard Trim on All Levels of Home
- Transitional Door & Window Case Molding
- Contemporary Cove Accent Ceiling Molding in Foyer, Living, Dining and Kitchen Areas, Second Floor Hallway and Owner's Bedroom.
- Kohler Branded Comfort Height Elongated Toilets with Soft Close Lids
- Kohler Branded Faucets, Plumbing Fixtures & Pedestal Sink
- Two Panel Interior Doors with Brushed Nickel Hardware & Lever Door Handles.
- Three Tone Interior Paint Package

## SUPERIOR EFFICIENCY

- Four Full Access Data & Media Wiring Points
- Ceiling Fan Pre-Wires in all Bedrooms and Loft
- In-Home Security System
- 2 Zone High Efficiency Natural Gas Furnace Heating & 2 Zone 14 Seer Electric Air Conditioner Cooling
- Honeywell Programmable Thermostat



# standard features

## MAGNIFICENT GOURMET KITCHENS

- Granite Kitchen Countertops with Under mount Stainless Steel Sink
- Granite Island with Spacious Seating Area & 3 Pendant Lights
- Maple Hardwood Kitchen Cabinetry Featuring Soft Close Doors & Drawers in 5 Custom Color Selections with Contemporary Door and Drawer Pulls
- Kohler Single Lever Kitchen Faucet with Pull Out Spray in Brushed Nickel Finish
- G.E. Café Stainless Steel Gourmet Appliance Package
  - French Door Energy Star 22.2 Cu. Ft. Refrigerator with Through the Door Ice & Water Convenience Center & Keurig K-Cup Brewing System
  - 5 Burner Gas Range with Double Ovens & Convection Cooking System
  - Over the Range Eye Level Microwave with G.E. Advantium Technology
  - Sleek "Hidden Control" Energy Star Dishwasher with Stainless Steel Interior

## SUMPTUOUS BATHS

- OWNER'S SUITE
  - Soaking Tub and Separate Shower With Convenient Shower Seat
  - Private Compartmentalized Owner's Toilet Room
  - Granite Vanity Tops with Twin White Ceramic Rectangular Bowls
  - Maple Vanity Cabinets in 5 Custom Color Selections
  - Drawer Storage in Owner's Vanity Cabinetry
  - 12" x 24" Matte Finish Ceramic Tile Flooring
  - 10" x 14" Gloss Finish Ceramic Tile Shower Surround
  - 2' x 2' Ceramic Tile Shower Flooring
- SECONDARY SUITE
  - Natural Granite Vanity Tops with White Ceramic Rectangular Bowls
  - Maple Vanity Cabinets in 5 Custom Color Selections
  - 6"x6" Matte Finish Ceramic Tile Flooring
  - 6"x6" Gloss Finish Ceramic Tile Shower Surround Featuring 45-Degree Eye Level Tile Accent

## WARRANTY & CUSTOMER CARE

- Orientation Walk Through 10 Days Prior to Move-in
- Pre-Settlement Walk-through on Settlement Day.
- 90 Day Adjustment Walk-through
- 2 Year Structural Warranty (See Public Offering Statement for Details)

The information covered here and in any accompanying literature is believed to be correct, but is issued for guidance only and does not form a part of any purchase agreement. Our Model Home is presented with Decorator and extra cost Optional Features not included in our base pricing. For Complete details, please see the Community Sales Manager and the CICB Approved Public Offering Statement. Our policy is to continuously update and we reserve the right to change included, optional or decorator features, general specifications and/or pricing without notice.



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