

## Exterior

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- Completely landscaped lot including grass, trees, exterior water connections.
- 2 exterior parking per Condo ( terrace units to have only 1 parking spot).
- 1 exterior storage Cabana per Condo.
- Front façade & rear : brick & fabricated stone.
- Sides façades : brick , fabricated stone & vinyl siding.
- Large front balconies with quality fiberglass.

## Kitchen

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- Melamine cabinets & Pantry with ARBORITE countertops ( many choices of colors for doors, counters & handles ).
- Ogee molding above upper cabinets.
- Double stainless steel sink c/w levered MOEN faucet.
- Additional Lights above sink.
- Electrical + plumbing preparation for dishwasher connection.
- Electrical + ventilation preparation for stove hood connection.
- Electrical + plumbing preparation for electrical garbage dispenser.

## Bathroom

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- Melamine cabinets including medicine cabinets & linen closet with ARBORITE counter top (many choices of colors for doors ,counters & handles ).
- Ogee molding above vanity.
- Mirror integrated in the center of vanity.
- Lights integrated in top of vanity above sink.
- Bath tub.
- Corner shower with glass doors.
- MOEN faucets , white fixtures.

## Floor Covering

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- Quality laminated flooring in : dining room, living room, master bedroom , second bedroom, hall way & walk in closet .( many choices of colors ).
- Porcelain tiles in kitchen , bathroom, laundry room & entrance .( many choices of colors ).

## Windows

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- PVC ,white Casement windows throughout.
- Windows to have screens.

## Plumbing

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- PEX water pipes.
- Shut off valves at each toilet + sink.
- 60 Gallons electric hot water tank.

## Doors & Moldings

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- Molded interior doors.
- Painted Colonial trims for doors, windows & baseboards.
- Solid Core molded wood entrance door ( 20 min fire rated ) or insulated metal door ( as per builder's decision ).
- Chrome hardware.

## Electricity

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- 100 Amps electrical panel , with 24 circuits.
- White baseboard heaters with thermostats.
- Water proof outlet in bathroom & balcony.
- 3 outlets for phone & 3 outlets for cable.
- 2x 3 way switches in the hallway.
- 2x 3 way switches in Master bedroom.
- Air exchanger.
- Fan in the bathroom.
- Intercom for each unit to Lobby.
- Smoke detector for each unit.
- Emergency lighting in stair way.
- Fire Alarm.
- All light fixtures supplied & installed ( builder's standard ).

## Laundry room

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- Ready for washer & dryer.
- Upper white melamine cabinets over washer / dryer (5' long ).

## Roof

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- Shingles , 25 years warranty.
- 1/2" plywood.
- 6' foot of ice grip membrane at perimeter of roof & 4' at valleys.

## General

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- Superior sound proofing including Light concrete ( LEVELROCK 2500 or equivalent ) and membrane on floors.
- Superior insulation.( R-40 Roof, R-20 exterior Walls)
- 8'-0" High ceilings.
- Propane fireplace.
- ACQ Warranty.
- Front & Rear stair way with Porcelain tiles.
- All exterior common light fixtures included.
- Wiring for Alarm system.
- Mail boxes included.
- Main entrance ( Front & Rear ) – Aluminum double doors.
- Rough in for Air conditioning split unit . ( drain, electricity, & copper lines).
- Amazing layout and comfortable living space.