



General Project Features

- Designed and developed by award winning architect Peter Nicholas of Nicholas Design Collaborative
- 2 car attached garages for each unit
- 4 guest spaces on site
- Barrier free design on first level
- First floor master bedroom suite, laundry room
- Completely landscaped grounds
- Grounds fenced with 6' high steel and cedar or composite wood horizontal boards
- Endicott Brick facades at lower level exterior walls
- Traditional hard troweled stucco on upper level exterior walls

Green Features

- White reflective TPO membrane roof reflect heat saving energy
- South facing floor to ceiling glass at the first level with energy saving, 4' deep overhang to allow shade in the summer and direct sunlight in the winter
- Floor through ventilation at first level with low opening windows to the south and high opening windows to the north to increase flow
- Spray foam insulation for walls (R21 min)
- Spray foam insulation at roofs and exposed floors (R38 min)
- Energy Star rated appliances

- Dual Flush water saving toilets
- High Efficiency heating and air conditioning
- High efficiency water heater
- Energy saving recessed Juno LED lighting throughout
- (optional) Geothermal heating and air conditioning including radiant heating
- Insulated, low E glass, wood interior, clad exterior windows custom manufactured by Jeld-Wen

Interior Features

- Open, free flowing, lofty feeling design
- 10' ceiling height at first level
- 9' ceiling height and second and lower levels
- Mudroom/Laundry Room on the first level, directly off the garage and the kitchen for ease of access
- Floor to ceiling, south facing glass in main living spaces and master bedroom

Interior Finishes

- 10' ceiling height at first level
- 9' ceiling height and second and lower levels
- Insulated, low E glass, wood interior, clad exterior windows custom manufactured by Jeld-Wen



- Oversized 7' tall, 1 3/4" solid core, oak veneer flat doors with owners choice of stain or paint
- Omnia stainless steel door levers
- Built-in, 2 sided, stained rift sawn oak bookshelf and vent less, gas fired linear fireplace between siting room and office
- Architect selected modern wall sconces and ceiling lights
- Grohe Concetto polished chrome kitchen faucet with pullout spout with 2 spray options
- Kohler Vault stainless steel, undermounted single bowl deep kitchen sink
- Owners can choose colors for countertops, cabinet stain and back splash stone.
- Some customization available pre-construction

Private Exterior Spaces

- 28' x 40'-6" (1,189 sq ft) private landscaped courtyard with planting gardens, grass, and a 12' x 16' patio raised to be accessible from the first level.
- 588 sq ft. second floor roof deck with direct access to the first floor patio and from second floor with 6' high cedar or composite wood and steel privacy screens
- Open steel stringer and handrail stair connecting the first floor patio to the roof deck

Kitchens

- Custom fabricated rift sawn oak cabinetry with buyer choice of stain
- 1 1/4" solid quartz countertops
- Oversized kitchen island with quartz waterfall edge
- Full height marble backsplash tile

Appliances

- Thermador 36" Refrigerator | Freezer with integrated wood panel to match cabinetry
- Thermador 36" professional gas range
- Thermador 24" super quiet dishwasher with integrated wood panel to match cabinetry
- GE 12" x 24" stainless steel microwave mounted above countertop intergrated into cabinetry
- Insinkerator whisper quiet garbage disposal with air switch button on countertop
- Whirlpool Duet extra-large capacity washer and gas dryer
- Best brand chimney style brushed stainless steel oven hood, vented to exterior



Master Bedroom/Closet

- 10' ceiling
- Floor to ceiling, south facing glass, overlooking private garden
- Hardwood flooring
- Huge (5 x 15) closet with closet organizational system standard.

Master Bathroom

- 10' ceiling with continuous clerestory windows at the top of the wall to allow natural light and privacy
- Grohe Concetto suite faucets, tub filler and shower fixtures Kohler Underscore, contemporary, deck mounted tub
- custom hardwood, double wall-hung vanities and vertical linen cabinet with 1 1/4" solid quartz countertops
- Kohler Verticyl undermounted rectangular porcelain sinks
- Separate, fully accessible toilet room with Toto dual flush toilet and clerestory window
- Large format porcelain floor tile and complementary linear wall tile
- Frameless shower door and enclosure
- Curbless shower
- Grohe Concetto suite faucets, tub filler and shower fixtures

Second level bedrooms

- Close access to adjacent roof deck
- Generous amount of windows and ventilation
- Selection of FLOR carpet tile flooring
- Closet organization system standard with some customization

Other Bathrooms

- 36" wide hardwood vanity with 1 1/4" solid quartz countertops
- Grohe Concetto suite faucets, tub filler and shower fixtures
- Kohler Caxton undermount porcelain sinks
- Toto dual flush toilets
- Large format porcelain floor tile and porcelain linear wall tile
- Maax Rubix minimalist style tub

Lower Level

- Polished concrete, strip vinyl or wall to wall carpeting in recreation room and bedroom.
- Drywall and trim to match quality of upper floors
- (optional) radiant floor heating in basement



Security/Data

- Prewired for speakers
- Data Cat 6 ready
- HDMI feeds at living room and master bedroom
- Complete security system
- (optional) Smart house technology

Electrical

- 200 amp underground electrical service
- LED recessed lighting throughout
- Decora style outlets and switches

Plumbing

- Overhead sewer at basement ceiling with sump pump and ejector pump in basement
- (optional) In-floor radiant heat
- Copper supply line and insulated pvc waste lines
- Gas line at first level patio for grille hookup
- Hose bibs in courtyard and roof deck
- High-efficiency, power vent water heater

HVAC

- (2) Carrier 92% High Efficiency forced air furnace with 2 electronically controlled zones
- 13 Seer air conditioning unit
- (2) Honeywell programmable thermostats
- Panasonic whisper quiet bathroom fans