



General Specifications

Design Features

- European influenced modern architecture
- Elaborate design includes brick and terracotta materials with pre-cast elements
- Eleven residences – three floors with 5 floor plan options
- Private two-car garage
- Tall casement windows with maintenance-free aluminum clad exterior
- Private rooftop terraces
- Private elevator
- Extensive landscape design with accent lighting and irrigation system
- Gas grill connection on rooftop terrace

Kitchen Features

- Large island to accommodate seating for four
- Full European overlay cabinetry, includes 42” uppers with soft close doors and drawers
- Stainless steel undermount sinks
- Solid surface countertops
- Stainless appliances
 - Wolf range, gas
 - Sub-Zero refrigerator, built-in
 - Asko dishwasher
 - Wolf undercounter microwave

Electrical/Plumbing/HVAC Features

- High efficiency, electric heat
- Digital thermostats
- Tankless gas water heater
- Cast iron waste lines between floors
- Exterior vented systems for exhaust hoods in kitchens and bath exhaust fans
- Hose bid at garage and roof top terrace

Interior Features

- Eleven-foot ceilings on living level; Nine-foot ceilings on garage and bedroom level
- Separate study/office and gathering room in most plans
- Detailed molding throughout
- Wide plank hardwood flooring in foyer, gathering room, dining room, kitchen, hallways and powder room
- Custom California style closets
- Tile floors in all baths and laundry rooms
- LED lighting throughout
- Solid 8’ paneled doors throughout
- Fireplace by Eco-Smart
- Category 5 wiring for telecommunication, broad band cable for HDTV and high-speed internet access.
- Audio pre-wire in kitchen, gathering room, master bedroom and rooftop terrace

Master Bath Features

- Oversized tile shower with bench
- Frameless glass shower enclosure
- Large double vanity with solid surface countertops and undermount sinks

Guest Bath Features

- Oversized tub/shower
- Vanity with solid surface countertops and undermount sinks

Selections/options

- Carpet
- Countertops
- Cabinetry and hardware
- Tile
- Plumbing fixtures
- Decorative lighting
- Paint
- Hardwood floor
- Interior door hardware finish