

# **SPECIFICATIONS FOR PRE-CONSTRUCTION FOR “GARDEN GROVE”**

## **BUILDING CONSTRUCTION**

- Pressure treated lumber, Dura-lite slate
- Porch railings to be constructed with White PVC
- Block 10” for walls between units
- Block 8” for exterior walls

## **WINDOWS, SHUTTERS, HARDWARE AND DOORS**

- Windows – White PVC, welded corners insulated glass
- Frames – White PVC
- Shutters – White PVC
- Internal Railing – Painted wood
- Exterior French Doors and Frames – White PVC
- Front Door – White PVC
- Interior Doors – Painted, Embossed Six Panel, Solid Core
- Hardware – Satin Chrome

## **CABINETS, COUNTERS, & APPLIANCES**

### **Standard Package**

- Kitchen Cabinets – Kraftmaid, Ginger Glaze – Cherry and Sonata Door Style
- Cambria Quartz (solid surface) Countertops – Kitchen – Sutton
- Appliances for Kitchen – Whirlpool – Stove (Gas), Range Hood (where applicable) Refrigerator, Dishwasher and Microwave – Stainless Steel
- Appliances for Laundry – Whirlpool side by side or stackable where applicable
- Bathroom Cabinets from Kraftmaid – Spare Bathrooms Nutmeg Glaze – Maple, Master Bathroom Kaffe – Cherry
- Bathroom Countertops Granite in all both Bathrooms – Maderia Gold

**Please Note:** Package upgrades to kitchens available as well as personal upgrade choices, please inquire.

## **FLOOR & WALL FINISHES**

### **Standard Package**

- Tile Flooring – Travertine throughout – Foyer, Kitchen, Dining, Living Room, Hallway, Stairs, Bathrooms and Laundry (Bedrooms left undone for owners choosing and can be done for an extra price).
- Tile around tub areas and Shower areas - 6x6 natural stone tile.
- Vanity tops to have Granite backsplash to match countertops.
- Decorative Border Tiles in Bathrooms with natural stone.
- Master Bathroom with decorative border and natural stone tile.
- Mirrors – Recessed Medicine Cabinets

**Please Note:** Package upgrades to wood flooring available as well as personal upgrade choices, please inquire.

## **CLOSETS**

- All bedroom and coat closets to have pole and shelf varied designs.

## **LIGHTING**

- Ceiling light outside entry area
- Standard residential recessed lights for interior
- All bedrooms to have ceiling fans
- Security Lights on Corners of Building
- Vanity Light fixtures – Spare Bathroom and Master Bathroom to have – double light fixtures
- Kitchen - track lighting above sink area and pendant lighting above eating counters (where applicable)

## **PLUMBING & FIXTURES**

- PVC fittings
- Stainless steel under mount kitchen sink
- Kohler or American Standard white sinks and toilets
- Kohler or American Standard 6 ft. bath tub in spare bathroom and master bathroom and shower stall in third bathroom (where applicable)
- Powder Room Pedestal sink
- Hot water heater – 75 Gallon (electric)
- Master bathroom – “Rain Shower” design head

## **AIR CONDITIONERS**

- Split system A/C's in Dining room/Kitchen, Living room, and bedrooms.

## **PAINTING**

- All exterior walls to be painted a “cement” colour
- All interior walls to be painted white
- All ceilings to be painted white

## **GARDEN AREAS, PORCHES, PARKING GARAGE AND WALKWAYS**

- Garden areas to be planted with hedges and grass seed to be placed on soiled grounds
- Concrete Stepping Stones for pathway with brick detail on entry door step
- Porches-concrete with Brick Borders
- Tarmac driveway for parking

**\*\*Materials maybe subject to change prior to closings.**

