



YOUR NEW HOME AWAITS

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BROKERAGE ADDRESS

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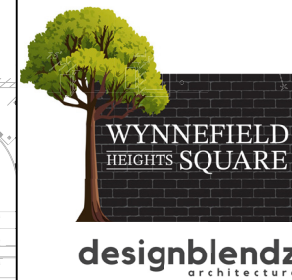








SITE PLAN









SPECS | BUILDING

General

- 142 condo units contained in 71 duplexes
- 2 bedrooms (bottom unit - floors 1 & 2)
- 3 bedrooms (upper unit - floors 3 & 4)
- 2 full bathrooms
- 1,100 sf (lower unit); 1,300 sf (upper unit)
- 10 yr tax abatement pending
- Energy efficient HVAC system
- Stub outs for washer/dryer
- Brick and vinyl siding facade

Insulation

- All insulation to be installed per code

Foundation

- Concrete foundations
- Footings with reinforced bars (REBAR)
- Continuous vapor barrier under slab

Exterior Finishing

- Flashings & caulking as necessary to provide water-tight system
- Brick and vinyl siding facade
- All exterior wall surfaces shall receive "Home Wrap"

HVAC

- 1-single zone electric HVAC system
- Duct-work and exterior venting for bathroom exhaust fans
- Duct-work & exterior venting for dryer venting provided
- Digital thermostats

Electrical

- 200 amp electrical service
- Outlets and switches per code
- Recessed lighting throughout
- Smoke detectors & carbon monoxide detectors hard-wired per code
- Dacor type receptacles and switches including under-cabinet, low voltage lighting in kitchen
- Exhaust fans in each bathroom
- Lighting package provided on roof & exterior



SPECS | BUILDING

Rough Carpentry

- Joists for floor framing and roof framing as per structural drawings
- Advantec sub-flooring (or similar) 3/4" tongue and groove glued to floor
- OSB sheathing on exterior walls as per approved drawings by L&I Dept. of City of Philadelphia
- Demising partitions shall be 2" x 6" wood studs, 16" on center with 5/8" OSB sheathing
- 5/8" drywall on the interior, or as specified on approved drawings by L&I Dept. of City of Philadelphia
- Front and rear exterior partition walls shall be 2"x 6" wood studs, 16" on center, or as specified on approved drawings by L&I Dept. of City of Philadelphia
- Interior partition walls shall be 2" x 6" wood studs, 16" on center, or as specified on approved drawings by L&I Dept. of City of Philadelphia

Finish Carpentry

- 5-1/2" Colonial style wood baseboards
- 2-1/2" Colonial style wood door trim
- Fully enclosed stairs, hardwood treads and risers (where applicable)
- Hollow core double panel wood interior doors
- Modern style, black lever handles and locksets

Drywall & Paint

- 5/8" gypsum wallboard on all locations
- All drywall, trim, baseboard, casing to be painted with low VOC paint
- All white paint throughout

Windows

- MI windows - vinyl

Plumbing

- 50-gallon electric hot water heater
- Electric dryer and electric range/oven
- Public water/sewer services
- Drain, waste and vent piping
- Garbage disposal on all kitchen sinks
- PVC interior waste lines / PVC underground waste lines
- PEX water system
- Exterior hose bib

Roofing

- Aluminum flashings, roof edging, gutters and downspouts (as required)
- Ultraflex roof



SPECS | **FIRST FLOOR** (BOTTOM UNIT)

Kitchen

- Manufactured quartz counters w/ bartop
- Stainless steel GE appliances
- 1/2 HP garbage disposal
- Recessed lighting
- Wood baseboard moulding
- Under cabinet lighting
- White oak engineered flooring
- Kitchen cabinets w/ 42" high wall cabinets
- Tile backsplash
- Microwave above range

Living/Dining Room

- Separate living room and dining room
- White oak engineered flooring
- Wood baseboard moulding
- Recessed lighting

Coat Closet

- Shelf and hanging bar



SPECS | **SECOND FLOOR** (BOTTOM UNIT)

Master Bedroom

- 12' x 12'
- White oak engineered flooring
- Closets with shelf and hanging bar
- Recessed lighting
- Hollow core 2-panel door

Master Bathroom

- Single vanity
- Tiled floors and baseboard
- Tile in shower
- Frameless glass enclosure
- Mirror over vanity
- Ceiling exhaust fan
- Recessed lighting

Bedroom #2

- 13' 4" x 13' 4"
- White oak engineered flooring
- Closet with shelf and hanging bar
- Recessed lighting
- Ceiling fan junction box
- Hollow core 2-panel door

Bathroom

- Vanity
- Tiled floors and baseboard
- Tub
- Tile on tub walls
- Mirror over vanity
- Ceiling exhaust fan
- Recessed lighting

Laundry Room

- Stub outs for future washer/dryer hookup (washer/dryer included)
- Tile flooring
- Recessed lighting

Linen Closet

- Hanging bar and shelving



SPECS | **THIRD FLOOR** (UPPER UNIT)

Kitchen

- Manufactured quartz counters w/ peninsula
- Stainless steel GE appliances
- 1/2 HP garbage disposal
- Recessed lighting
- Wood baseboard moulding
- Under cabinet lighting
- White oak engineered flooring
- Kitchen cabinets w/ 42" high wall cabinets
- Tile backsplash
- Microwave above range

Living/Dining Room

- Separate living room and dining room
- White oak engineered flooring
- Wood baseboard moulding
- Recessed lighting

Bedroom #1

- White oak engineered flooring
- Closet with shelf and hanging bar
- Recessed lighting
- Ceiling fan junction box
- Hollow core 2-panel door
- Option to remove bedroom and make living room larger



SPECS | **FOURTH FLOOR** (UPPER UNIT)

Master Bedroom

- 13' 4" x 11' 4"
- White oak engineered flooring
- Closets with shelf and hanging bar
- Recessed lighting
- Hollow core 2-panel door

Bedroom #3

- 14' 10" x 10'
- White oak engineered flooring
- Closet with shelf and hanging bar
- Recessed lighting
- Ceiling fan junction box
- Hollow core 2-panel door

Laundry Room

- Stub outs for washer and dryer (washer and dryer not included)
- Tile flooring
- Recessed lighting

Master Bathroom

- Single vanity
- Tiled floors and baseboard
- Tile in shower
- Frameless glass enclosure
- Mirror over vanity
- Ceiling exhaust fan
- Recessed lighting

Bathroom

- Vanity
- Tiled floors and baseboard
- Tub
- Tile on tub walls
- Mirror over vanity
- Ceiling exhaust fan
- Recessed lighting



SPECS | **ROOF**

Roof Deck

- Hose bib (frost free)
- Surface mount light fixtures
- Ultraflex roofing
- For upper units only



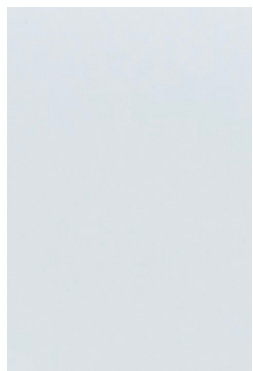
FINISHES | **GE STAINLESS STEEL APPLIANCES**





FINISHES | **KITCHEN CABINETS & COUNTERS**

Cabinetry



White

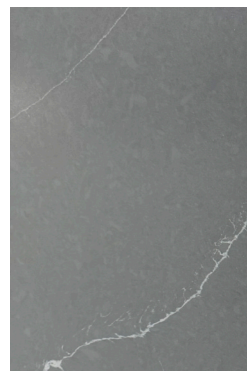


Light Colored
White Oak



Nagano Oak

Countertops



Charcoal/Honed



Colorado



Twilight



FINISHES | **FLOORING**





FINISHES | **TILE SELECTION**





FINISHES | **BATHROOM VANITIES**





FINISHES | **PLUMBING FIXTURES** (KITCHEN & BATH)

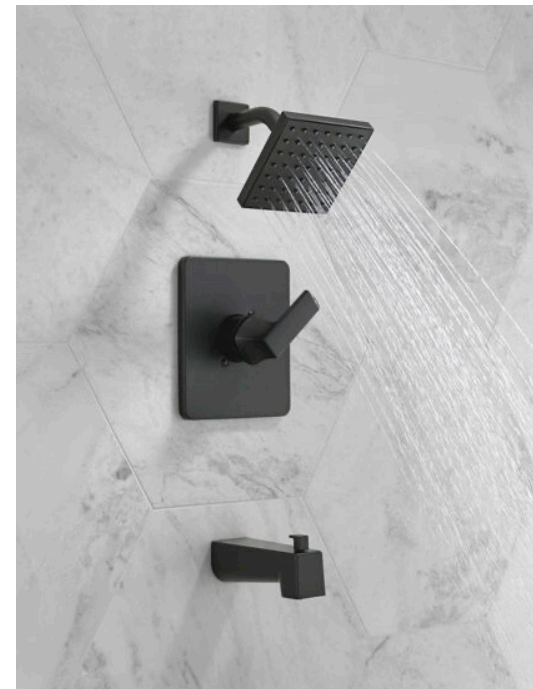
Kitchen Faucet



Bath Faucet



Tub/Shower Faucet





FINISHES | **INTERIOR DOOR HANDLES**





FLOOR PLANS | **FIRST LEVEL** (2 BEDROOM)





FLOOR PLANS | **SECOND LEVEL** (2 BEDROOM)





FLOOR PLANS | **THIRD LEVEL** (2 BEDROOM)





FLOOR PLANS | **FOURTH LEVEL** (2 BEDROOM)





FLOOR PLANS | **THIRD LEVEL** (3 BEDROOM)





FLOOR PLANS | **FOURTH LEVEL** (3 BEDROOM)



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