



YOUR NEW HOME AWAITS

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BROKERAGE ADDRESS

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SITE PLAN











SPECS | BUILDING

General

- 27 townhomes and 142 condos
- 3 bedrooms
- 3 full bathrooms
- 1 car parking garage
- Approx. 2,219 sf under Roof
(Including garage)
- 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

- 75-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**

Entry Foyer

- White oak engineered flooring
- Recessed lighting
- Coat closet with shelf and hanging bar

Garage

- 1 car garage
- Concrete floor
- Recessed lighting
- Fire rated door to the house
- Overhead garage door with remote operator

Bedroom

- 11' 10" x 10'
- White oak engineered flooring
- Phone, cable and internet ready (with Cat-5 wiring)
- Closet with shelf and hanging bar

Bathroom

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

Mechanical Closet

- Light fixture



SPECS | SECOND & THIRD FLOOR

SECOND FLOOR

Kitchen

- Manufactured quartz counters w/ island
- 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
- Phone, cable and internet ready (with Cat-5 wiring) *living room only*
- Wood baseboard moulding
- Recessed lighting
- Patio off dining room

THIRD FLOOR

Master Bedroom

- 15' x 12'
- White oak engineered flooring
- Closets with shelf and hanging bar
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Hollow core 2-panel door

Master Bathroom

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

Laundry Room

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

Bedroom #2

- 15' x 10'11"
- White oak engineered flooring
- Closet with shelf and hanging bar
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Hollow core 2-panel door

Bathroom

- Vanity
- Tiled floors and baseboard
- 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



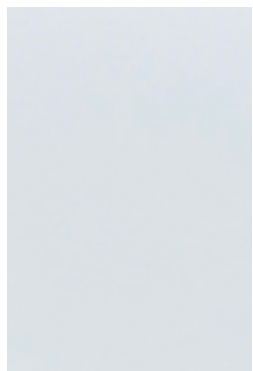
FINISHES | **GE STAINLESS STEEL APPLIANCES**





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**





FLOOR PLANS | **SECOND LEVEL**





FLOOR PLANS | **THIRD LEVEL**



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