

## Broadway Pointe - AMENITIES LIST

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### APPLIANCES

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| <ul style="list-style-type: none"> <li>• Brand</li> <li>• Standard Finish</li> <li>• Range</li> <li>• Microwave</li> <li>• DW</li> <li>• Hood</li> <li>• Refrigerator</li> </ul> | <p>Frigidaire<br/>           Stainless Steel<br/>           36" Free Standing Range<br/>           Built-in microwave with trim kit<br/>           Energy Star<br/>           Under cabinet Hood<br/>           36" counter depth side by side refer &amp; freezer w/ice dispenser</p> |
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### CABINETS

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| <ul style="list-style-type: none"> <li>• Style</li> <li>• Drawers</li> <li>• Hardware</li> <li>• Linens</li> <li>• Pantry</li> <li>• Laundry</li> </ul> | <p>Thermafoil raised panel door pre-finish color in white throughout<br/>           Drawer guides and concealed euro-style soft closed hinges<br/>           Chrome knobs<br/>           Split cabinets receive finished wood top<br/>           per plans<br/>           per plans</p> |
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### CERAMIC TILE

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| <ul style="list-style-type: none"> <li>• Master</li> <li>• Tile</li> <li>• Grout</li> <li>• Trim</li> <li>• Master Floor</li> <li>• Bath 4 Shower</li> <li>• Tile</li> <li>• Grout</li> <li>• Trim</li> <li>• Secondary Floor</li> </ul> | <p>Tile to 8' AFF. Bench per plan<br/>           Daltile White 4x16 Arctic White. Straight stacked Horizontal.<br/>           Shampoo niche.<br/>           White<br/>           Schluter in white<br/>           Daltile Matte Mosaic Arctic White - Choice of Hexagon, Lattice or Herringbone<br/>           8' AFF<br/>           Daltile Artic White 3 x 6 Arctic White. Stacked straight Horizontal<br/>           Shampoo Niche.<br/>           White<br/>           Schluter in white<br/>           Daltile 2" x 2" Arctic white in Matte.</p> |
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## **COUNTERTOPS**

- Kitchen Quartz ProStorm – 1 ½” square edge detail. 6” Splash with Full splash at cooktop
- Master Quartz Choice of Slate Grey or Linen Quartz - 1 ½” square edge detail, with 4” splash
- Secondary Baths Quartz - Choice of Slate Grey or Linen Quartz - 1 ½” square edge detail, with 4” splash
- Laundry Quartz - Choice of Slate Grey or Linen Quartz - 1 ½” square edge detail, with 4” splash
- Thickness 3CM

## **DRYWALL**

- Drywall Per plans
- Texture Orange peel at walls & ceilings / Garage – light knockdown
- Corners Bullnose (square @ windows & closets)
- Garages Finished complete w/square corners (garage will be painted)
- Fireplace surround Level 5 finish

## **ELECTRICAL**

- Finish White
- Receptacles Decora Rocker Style
- Chimes Per plans
- ASHRAE Fans Per plans
- Recessed Can Lights 6” LED
- Surface Mount Per plans
- Bedrooms Per plans
- Laundry Room Per plans
- Ceiling Fans Per plans – Light kits included
- Attic Per local jurisdiction
- Doorbell Finish to match entry door hardware

## **ELECTRICAL FIXTURES**

- Surface Mount LED Per plans
- Exterior Per plans
- Garage 4’ Fluorescent wrap
- Pendants Per plans

## **FENCING**

- Vinyl Privacy Fencing in Tan

## **FINISH CARPENTRY**

- Base 3" Round Edge MDF Paint Grade
- Casing 2 1/4" 2 Round Edge MDF Paint Grade
- Stool & Apron Paint grade on the bottom of each low window opening (except windows in secondary bedrooms, wet and high areas)
- Mantel MDF Box mantel at fireplace
- Entry Door Fiberglass paint grade door #S8201
- Interior Doors Two Panel smooth Hollow core throughout
- Garage to House Fire Rated Two panel smooth
- Garage Out Door Fiberglass Flush Panel smooth
- Entry Hardware Pamex Troy Handleset with Onyx Interior Lever in Satin Nickel
- Entry Hinges Satin Nickel hinges
- Interior Door Hardware Pamex Onyx Passage Leverset, Square Rosette with privacy locks at Master Bedroom & All Baths in Nickel
- Hinges Paint Grade
- Garage Out Door Satin Nickel lever with deadbolt
- Towel Bars Moen "Mason" Chrome
- Toilet Paper Holder Moen "Mason" Chrome
- Shower Rod Aluminum Rod at fiberglass tub/shower only
- Medicine Cabinets Per Plans ZACA Frameless
- Doorbell Button Chrome
- Address #s 6" Black Address #s – Upgraded modern look
- Master Closet Master Closet to have double shelf and pole on main wall, single shelf and pole on the short walls
- Secondary Closet 3/4" Particle Board shelf painted white with single wood pole not painted

## **FIREPLACE**

- Great Room 36" with log set, direct vent, drywall surround

## **FIRE SPRINKLERS**

- Whole house sprinkler systems with white flat concealed heads in living areas semi concealed @ Garage and Laundry

## **FLOORING**

- Carpet Shaw Venture: Choice of Solid Concrete or Tonal Stepping Stone color over 1/2" 6lb rebond
- Locations Great Room, Stairs, Dining Room, Master, Secondaries, Bonus Room, Hallways, Closets
- Hard Surface Luxury Vinyl "TD-Foundation" 7"x48", 20 Mil- Choice of Sea Froth or Hearthstone
- Locations Entry, Kitchen, All Baths, Laundry

## **GARAGE DOOR**

- Garage Door Size per plans
- Prefinished White
- Windows Per plans & elevation. Glass is clear
- Openers Liftmaster Opener Model 8550 belt drive with 2 button remotes

## **GUTTERS/DOWNSPOUTS**

- Aluminum 5" ogee gutter in factory colors to blend with fascia color on the horizontal, color to blend with stucco on the vertical downspouts at front entry.
- Tied into area drains installed by landscaper

## **HVAC**

- HVAC system per Title 24 plans
- Whole house fan
- See plans for condenser type and location
- See plans for furnace location
- Programmable WiFi thermostat

## **LANDSCAPING**

- Per plans

## **LOW VOLTAGE**

- Central Connection Center (located in Master Bedroom Closet)
- Structured Wiring for Data/TV in Kitchen, Great Room Office, and all Bedrooms
- TV Pre-Plumb in Family Room and Master Bedroom.
  - See Security for specs

## **MIRRORS**

- Master Bath/Bath 4: Framed (Larson Juhl Group C)
- Secondary Baths: Frameless w/polished edge

## PAINT

- Two coats of primer on mill work
- Walls White Shadow - Flat
- Ceilings White Shadow - Flat
- Interior Doors Gloss
- Base/Casing Gloss
- Fireplace Mantel Gloss
- Stool & Apron Gloss
- HVAC Registers Flat black inside
- Closet Shelving Enamel
- K&B's, Laundry Semi-Gloss
- Stairs Gloss
- Garage Painted complete in White Shadow - Flat
- Exterior Semi-Gloss - Doors, Garage doors, architectural metal
- Flat Fascia, eaves, etc., Flashing and Vents, Stucco Pop outs/accents, Shutters per Color schemes

## PLUMBING

- Water Heater Tankless water heater system with on-demand recirculation system per T-24
- Gas Outlets Per plans
- Hose Bibs Per plans
- **KITCHEN**
- Sink Mainline 18 Ga Single Bowl
- Disposal I.S.E. Badger V with cord
- Faucet Moen Sleek 7864
- **MASTER BATH**
- Sinks Western 188 Undermount white
- Faucet Moen Gibson Widespread in chrome
- Tub Woodbridge B0002
- Tub Faucet Moen 4792 R/T Trim Chrome
- Shower Faucet Moen 62320
- Toilet Western elongated
- Seat Bemis Elongated
- **SECONDARY BATHS**
- Lavatory Western B832-T8-HP-10 1.28-gallon elongated
- Faucet Moen Gibson 4" Centerset in chrome
- Tub/Shower Fiberglass combination w/simulated textured tile
- Tub/Shower Faucet Moen Gibson T2903EP
- Toilet Western elongated
- Seat Bemis Elongated
- Sinks Western 188 Undermount white
- **LAUNDRY ROOM**
- Washer Recessed washer box
- Dryer Gas outlet

## **ROOFING**

- Concrete roof per plan
- Colors per color scheme
- Modified synthetic underlayment
- Roof venting and metal per plan
- Primary and secondary flashings at plumbing penetrations
- Paint exposed flashings

## **SECURITY SYSTEM**

Prewire	Wireless Security System Prewire for Keypads at Garage and Master Bedroom
Automation	Wireless home automation system, one Keypad at Garage Entry Door and master bedroom
Sensors	Infrared sensors and contacts at all first-floor door openings and all windows
Pets	2 wireless pet immune motion detectors
Monitoring	Not included
Programming & Demo to Homeowner	

## **SHOWER ENCLOSURES**

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| <ul style="list-style-type: none"><li>• Master</li><li>• Bath 4</li></ul> | $\frac{3}{8}$ " Clear glass door, frameless with Chrome trim and hardware<br>$\frac{1}{4}$ " Clear glass door, frameless with Chrome trim and hardware |
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## **SOLAR PV SYSTEM**

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| <ul style="list-style-type: none"><li>• Solar PV System</li></ul> | Per Title 24 |
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## **STAIRS**

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| <ul style="list-style-type: none"><li>• System</li><li>• Handrail</li><li>• Newel Posts</li><li>• Balusters</li><li>• Kickboard</li><li>• Skirtboard</li><li>• Wall Cap</li></ul> | On visible first floor only. Set on curb. Paint grade. Post to Post 9100<br>Square<br>Square with II III II pattern<br>Paint grade<br>None<br>At pony wall |
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## **WINDOWS**

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| <ul style="list-style-type: none"><li>• Per Title 24</li><li>• Material</li><li>• Color</li><li>• Series</li><li>• Windows with bug screens on operable windows and mullions per elevations</li></ul> | Vinyl<br>White<br>High Performance Alpine Series 70 Vinyl Frames |
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*NOTE: Due to the availability of materials and other factors, Builder reserves the right to change or alter the amenities of the home*