

269
MAIN STREET

FEATURES + SPECIFICATIONS

269MainStreet.com

Let's Chat! 888-269-0246



Floorplans, square footage, dimensions, specifications, materials, etc are estimates only; actual construction may vary according to elevation, construction variance and/or mechanical or structural requirements; and do not take into account finishes and options selected. Floorplans, square footage, dimensions, specifications, materials, and availability of homes are subject to change at any time without further notice or obligation. Sidebar images of previously built homes. Similar to be built. Some options shown.

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INTERIOR TRIM & DOORS

Baseboard: 5^{1/4}" one-piece with bead in all areas.

Window & Door Casings: 1"x4" flat stock with 5/4"x4" head piece in all areas.

Cove Molding: 4^{9/16}" in Entry Hall, Living Room, Dining Room, and Study of corner units.

Finish: All trim is paint grade (finger-jointed).

Interior Door Style: Two-panel, solid core Masonite with satin nickel hinges as shown on plans.

Door Hardware: *Schlage* satin nickel levers (Bathrooms will have push-button privacy sets).

Bi-fold Hardware: Satin nickel cabinet door pulls.

INTERIOR FINISH

Ceiling Height: 8'^{+/-} in all living areas and 7'^{+/-} in all areas with soffits. Some areas require soffits for ductwork and other components. Locations vary and will be determined by the Builder.

Walls: Two (2) coats of flat latex paint (1 primer, 1 finish).

Doors & Trim: Two (2) coats of semi-gloss latex paint (1 primer, 1 finish).

Finish Walls: Buyer will select one (1) interior wall color from the Builder's samples.

Finish Doors & Trim: Buyer will select one (1) interior trim color from the Builder's samples.

CABINETRY

Style: *Homecrest* maple cabinets – see Builder's samples.

Construction: Solid plywood construction with dovetail drawers, some with soft-close feature, and designer kitchen package.

Hardware: Operable drawers and cabinet doors will have satin nickel knobs.

Upper Kitchen Cabinets: 30" high except for 18" high above range and 12" above refrigerator.

Bathroom Base Cabinets: 36" high similar to Kitchen.

Molding: Upper cabinets will have crown molding in matching finish.

Island: unique island/eating counter with overhang in Kitchen per plan.

Layout: Buyer should refer to the floor plans for the layout of the cabinetry.

COUNTERTOPS

Kitchen & Island: Granite or Quartz with undermount sink. Buyer to choose between 4" separate back splash or full tile.

Bathrooms: Granite or Quartz with undermount sink, 4" separate back and side splash.

Colors: To be selected by Buyer from Builder's samples.

KITCHEN APPLIANCES

Style: *GE Stainless Steel* appliances consisting of refrigerator, dishwasher, natural GAS range and microwave. See Builder for model types.

GAS FIREPLACE

Style: 36" direct vent corner fireplace. Custom ledger stone with floating mantle to match floors.

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FLOOR COVERING

Pre-finished Engineered Hardwood: *Hallmark Novella 6"* located in all areas except the Bedrooms, and Bathrooms.

Carpet: *Valiant II* over 6 lb. rebond pad in the Bedrooms.

Tile: Porcelain or ceramic tile in the Bathrooms and on the Owner's Bath shower walls.

Selections: Buyer shall choose color and styles from Builder's samples.

FIRE AND SAFETY

Automatic Sprinklers: Wet sprinkler system pursuant to NFPA specifications.

Communication: *Aiphone* video intercom system between residence and secured building entry foyer.

Smoke Detectors: Ceiling smoke detectors with battery back-up located as required by code. Smoke/CO2 combo in Living Room ceiling.

HEATING, VENTILATION & AIR CONDITIONING

Type: Forced hot air by natural gas with cooling.

Furnace: *Rheem* 40,000 BTU, up to 92% AFUE, multi-position, single stage, multi-speed gas furnace sized per residence located in utility room/closet.

Air Conditioning: *Rheem* 13 seer exterior condensing unit sized per residence.

Thermostat: One smart programmable thermostat controlling heating and cooling located per the installer.

Supply Air Ductwork: One zone, flexible and rigid galvanized with insulation, registers as required.

Return Air Ductwork: Rigid galvanized steel, registers as required.

PLUMBING

Owner's Bath: One WC, two under mount lavs, one 4' shower.

Guest Bath: One WC, one under mount lav, one 5' fiberglass tub/shower unit.

Kitchen Sink: Choice between ST2318 rectangular bowl and ST2321 D-bowl undermount in stainless steel.

Water Closets (WC): 2-piece elongated bowl, comfort height in white porcelain, 1.6 GPF, by *Sterling*.

Undermount Lavs: Oval bowl in white porcelain by *Sterling*.

Owner's Bathroom Shower Stall: White fiberglass base by *Cascade* with porcelain or ceramic tile walls and two shelves in marble or glass.

Guest Bathroom Bathtub/Shower Unit: White fiberglass by *Aquatic*.

Kitchen Faucet: *Kohler Forté* series single lever brushed nickel with pullout sprayer.

Lav Faucets: *Kohler Forté* series single lever in brushed nickel.

Shower Valve: *Kohler Forté* in brushed nickel.

Tub & Shower: *Kohler Forté* in brushed nickel.

Garbage Disposal: *ISE "Badger 5"*.

Water Heater: *State fifty* (50) gallon Electric.

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ELECTRICAL

Service: 100 amp with circuit breaker panel and individual meter.

Switches & Outlets: *Decora* style white, located per code, GFI outlets where required.

CATV & Telephone: Quantity will vary per Residence type. Conduit installed in Living Room and Owner's Bedroom wall for installation of Buyer supplied wall-mounted TV and accessory cords.

Recessed Fixtures: LED recessed fixtures quantity will vary per Residence type, white trims.

Junction Boxes: Prewiring for one (1) Buyer supplied fixture located in the dining room, fixture to be installed by Builder.

Bathroom Lights: One (1) exposed bulb mirror light above each sink.

Exhaust Fan: One (1) per bathroom including surface light.

Dimmers: Located in the Kitchen, Living Room, and Dining Room

LAUNDRY

Style: *GE* washing machine and electric dryer located in the Utility Room or Laundry Closet depending on Residence Type. See Builder for model types.

MIRRORS

Location: Each Bathroom will have mirrors extending the full width of the countertop.

Style: Wall mounted with polished edges.

SHELVING

Location: All linen and hanging closets.

Style: *Closetmaid* white melamine shelving with adjustable brackets.

OTHER

Parking: One assigned underground parking space in heated garage.

Storage: One assigned underground storage room in heated garage or common area hall.

Deck: Combination storm door leading to one private deck or patio approximately 5'-6"x10'-6" with exterior light.

LIMITED WARRANTY

In addition to any warranty for materials and labor given by the manufacturers and/or installers of the various components of the Residence, Builder shall offer a one (1) year Limited Warranty on the Residence. Please consult the actual Limited Warranty for a more exact description of limitations and coverage.

BUILDER NOTES

The Residence Specifications are offered subject to change, omissions and errors by the Builder. The Builder reserves the absolute right to substitute any of the above Residence Specifications with materials of similar or greater quality.