



## **Construction Specifications & Finishes**

### **Exterior Features**

- Architecturally updated and pleasing exteriors with a blend of natural stone, cedar wood, and Hot Rolled Steel.
- Dimensional shingle asphalt roofing for durability and aesthetics
- Quaker Quartz Luxury Energy- all aluminum, Low-E windows (thermally broken)
- Professionally designed landscaping with native and drought-resistant plants
- Private Front and Back patios / balconies with custom steel railings
- Heated Parking area, driveways and walkways

### **Structural & Mechanical**

- Increased soundproofing between units using double-stud walls and acoustic insulation
- Steel-reinforced framing / Engineered lumber framing for longevity and stability
- High-performance insulation (spray foam, rigid board, batt) for superior energy efficiency
- Multi-zone HVAC system with high-efficiency AC units
- Hydronic In-slab Radiant Heating throughout (including bathrooms)

### **Interior Finishes**

#### **Flooring**

- Premium COREtec Luxury VP Flooring (corked backed for limited sound transfer)
- High-end porcelain tile in bathrooms and wet areas
- Premium Stain guard carpet in bedrooms with upgraded padding for extra comfort

#### **Kitchen**

- Semi-Custom Cabinetry (full-overlay design, soft-close doors & drawers)
- Designer Hardware
- 3cm Quartz or Granite solid surface countertops

- Premium Designer Plumbing Fixtures (Brizo)
- Professional-grade appliances (Thermador)
- Custom vent hood with integrated LED lighting
- Designer tile backsplash

#### Bathrooms

- Heated porcelain tile floors
- Custom, fully tiled showers with accents.
- Frameless Shower Enclosures
- Semi-Custom vanities
- 3cm Quartz or Granite countertops
- Premium fixtures & hardware (Delta)

#### Living Spaces

- Vaulted ceilings / Exposed beams for a luxurious, open feel
- Gas fireplaces with floor-to-ceiling surround
- Recessed cans and designer pendant lighting
- Designer Ceiling Fans in Bedrooms

#### Rooftop deck

- Pre-wired for hot tub
- Heated patio for minimal snow removal
- Expansive views

#### Additional Luxury Features

- 8 foot solid core interior doors (1 ¾" thick)
- Sustainable / Green building processes used in the building process
- Heated Garage (in-slab radiant heating)
- Garages prewired for electric vehicle charging stations