

FEATURE SHEET

EXTERIOR & STRUCTURAL DESIGN

- **Unique Exterior Façade** with Modern Architectural Features
- **Flat Roof:** Modern aesthetic with increased ceiling height throughout the home
- **Roof Insulation System:** Spray foam insulation under sloped forms improves energy efficiency and prevents mold
- **Metal Frame Construction:** Provides structural integrity and enables an open-concept main floor with no load-bearing walls
- **PVC Fencing & Deck Boards:** Durable, low-maintenance materials for backyard and balconies
- **Side Yard:** Spacious 5-foot-wide side yards, exceeding building code requirements
- **Balconies:** Two spacious second-floor balconies with front and backyard views
- **Main Floor Dual Views:** Unobstructed views to both front and backyards

WINDOWS & DOORS

- **Front Door:** Massive, elegant 8-ft entrance slab door
- **Interior Doors (2nd Floor):** Tall 8-ft doors add grandeur
- **Windows:**
 - Floor-to-ceiling windows throughout
 - Side-facing windows on staircases and main floor
 - Energy Star-rated windows for efficiency
 - High 4-ft basement windows
 - Electrical plugs above windows for future motorized blinds (Smart Blinds Ready)
- **Oversized Patio Door:** Center-opening door connecting main floor to backyard

MAIN FLOOR LAYOUT & FEATURES

- **Open Concept:** Nearly 1,000 sq. ft. of column-free living space
- **Ceiling Height:** 10 ft 7 in
- **Huge Center-Opening Patio Door** to backyard
- **Gas Fireplace:** One-piece natural stone slab with book-matched pattern
- **Side Windows:** Located at staircase start and landing
- **Smart Thermostat:** Google-enabled

KITCHEN FEATURES

- **High-End Appliances:** 36-in fridge, wall oven, microwave, dishwasher, gas cooktop, beverage fridge
- **Smart Storage Solutions:** Pull-down shelves, pull-out garbage bin
- **Design Finishes:** Farmhouse ceramic sink, Blum hardware, beverage center under island

SECOND FLOOR FEATURES

- **Ceiling Height:** 9 ft 7 in
- **8-ft Tall Interior Doors**

- **Balconies**
- **Closets in Every Room** (include drawers)
- **Primary Bedroom:** Tunnel walk-in closet with mirror sliding doors, custom-made glass shower in ensuite
- **Second-Floor Laundry Room**

BATHROOMS

- **Oversized Tiles:** 48"x96" slabs in master bath
- **Basement Flooring:** 48"x96" toilet slabs
- **Smart Mirrors** in every bathroom
- **Stylish Lighting:** Corner and designer fixtures
- **Custom Showers:** Frameless glass in master ensuite

BASEMENT FEATURES

- **Ceiling Height:** 11 ft
- **Flooring:** Ceramic tiles
- **Insulation:** Rigid foam beneath slab, bath insulation between main floor and basement
- **Closet & Storage:** Walk-in closet and full cabinets
- **High Windows:** 4 ft tall

NOISE CONTROL & INSULATION

- **Noise Barriers:** Two layers of Solopan between units (main and 2nd floors), resilient channels between main and basement floors
- **Roof Insulation:** Spray foam under flat roof
- **Wall Insulation:** High-performance material
- **Window Sealing:** Blueskin membrane, exceeds building code

SMART & LUXURY FEATURES

- Smart Google Thermostat
- Smart Garage Door Opener
- Electrical ready for motorized blinds
- Smart Mirrors

STAIRCASE DESIGN

- **Open Riser Stairs**
- **Solid Wood Treads:** 4-inch thick
- **Gentle 12-inch Treads** for safe, comfortable use
- **Glass Railings:** Modern, sleek design

FLOORING & MATERIALS

- **Engineered Hardwood:** 6-inch width, $\frac{3}{4}$ -inch thickness
- **Ceramic Flooring:** Basement

- **Oversized Tile Slabs:** 48"x96" used in bathrooms