



General Specifications Design Features

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| ◇ Scenic Cleveland Park view from all residences | ◇ Decorative street lanterns | ◇ Elevator in each building |
| ◇ Insulated SDL windows | ◇ Extensive landscape design with irrigation system | ◇ Single level with open floorplan |
| ◇ Secured entrance | ◇ Hose bibs in rear of each home | |
| ◇ Private terraces | | |

Interior Features

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| ◇ Ten-foot ceilings on main floor | ◇ Vented fireplaces with gas logs, marble surround and custom mantles | ◇ Tile flooring in all baths and laundry room |
| ◇ Elegant crown molding throughout | ◇ Laundry room with cabinets | ◇ Sheetrock-finished garages and additional parking |
| ◇ Hardwood flooring with 5” planks in foyer, gathering room, dining room, den and kitchen | ◇ Custom closets | ◇ Common walls between homes are double stud walls with insulation and 5/8” sheetrock on both sides |
| ◇ Wide trim casings and baseboards | ◇ Carpet in all bedrooms | ◇ Coffered ceiling in kitchen |
| ◇ Chair rail in dining room | ◇ Data drops include category 5 wiring for telecommunication systems, broad band cable for HDTV and high-speed Internet access | ◇ Built-in Bookcases |
| ◇ Recessed lighting throughout | | |
| ◇ Solid 8’ paneled doors | | |
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Kitchen Features

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| ◇ Spacious raised bar | ◇ Granite countertops | ◇ High-end stainless steel Thermadore appliance package that includes gas cook top, built-in micro/range and dishwasher |
| ◇ Center island | ◇ Stainless steel under mount sink | ◇ Under counter lighting |
| ◇ Custom cabinetry including roll out drawers | ◇ Elegant designer tile backsplashes | |
| ◇ Dry Bar | | |

Bath Features

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| ◇ Tile flooring | ◇ Double vanities with a variety of under mount sinks in master bath | ◇ Guest baths include marble surfaces with under mount sinks |
| ◇ Master bath with garden tub, separate tile shower with glass enclosure with double heads and seat | ◇ Elegant plumbing fixtures | ◇ Cast iron tubs in guest baths with tile tub/shower surround |
| | ◇ 8” spread faucets | |

Electrical/Plumbing/HVAC Features

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| ◇ High efficiency, forced air gas heat | ◇ Ceiling fan electrical boxes in gathering room, den and bedroom spaces | ◇ 50 gallon gas water heater |
| ◇ Central air conditioning | ◇ Individually metered gas, electrical and cable utilities | ◇ Recessed can lighting throughout |
| ◇ Digital thermostats | | |