



# 3628 AVONDALE

4 BEDROOM | 3.1 BATHROOM | THE VILLA



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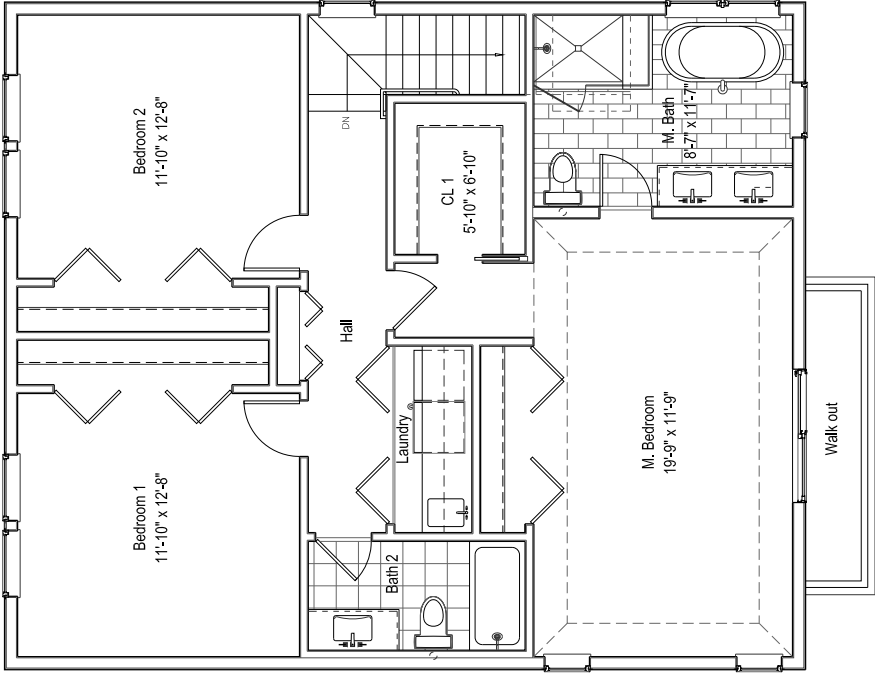
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LUXURY

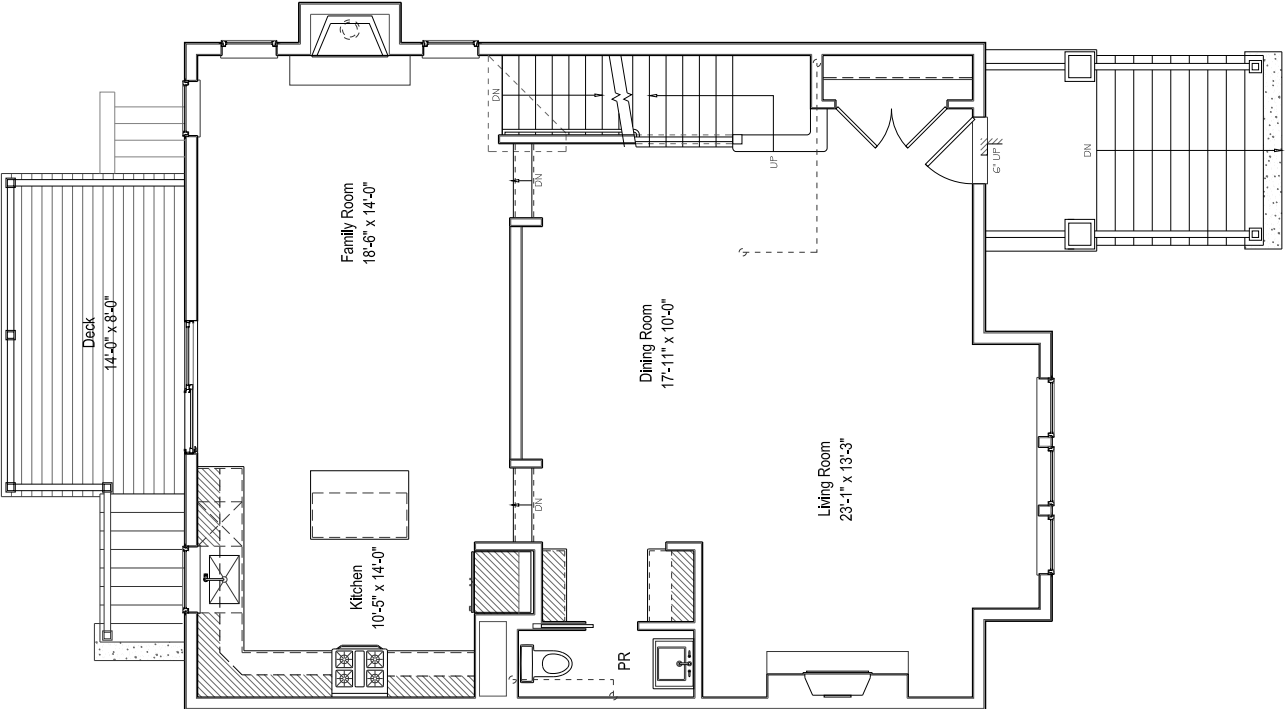
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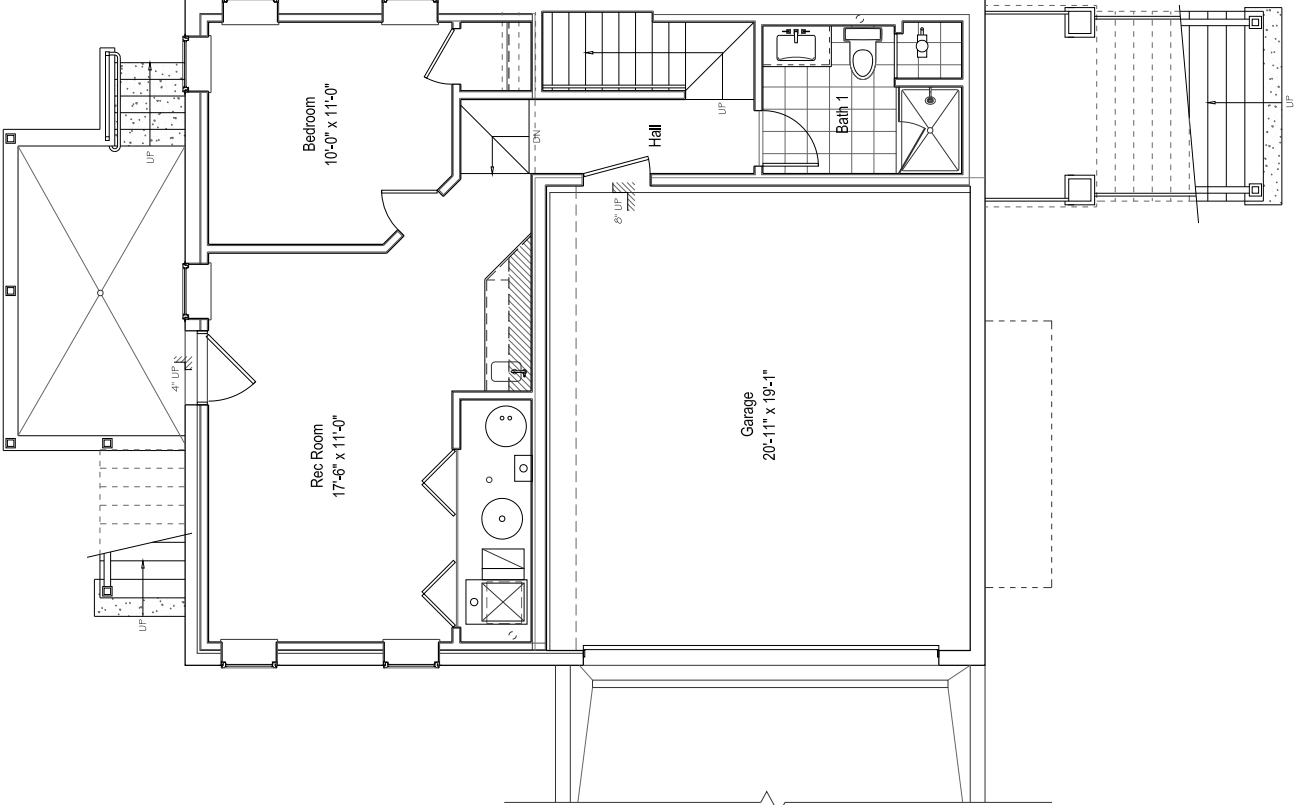
UPPER FLOOR



MAIN FLOOR



LOWER LEVEL



## LIVING AREAS

- › 3-1/4" width dark stained hardwood flooring in Foyer, Living, Dining, Kitchen, Powder room, Family room, and Entire bedroom level (laid straight).
- › First floor to second floor stairway: dark stained wood treads with white painted risers (and spindles per plan).
- › Cove molding in Living room, Dining room, Kitchen and 1st floor Great room / Family room; painted wood trim.
- › 7¼" base boards.
- › Craftsman style solid core doors painted white with Schlage lever chrome.
- › 8' Lincoln Park interior doors on first floor.
- › 3 rooms painted in color of Purchaser's choice. All other rooms painted one color using Developer's standard flat linen white color (two coats, including primer). Trim painted semi-gloss, bright white. Flat white ceilings.
- › Designer light fixtures in stairway and all baths, per plan. Recessed can lighting in living areas, per plan.
- › Wood finish shelving in all bedroom closets.
- › 9' ceiling on main level, 9' ceiling on bedrooms and 8' lower level.
- › Carpeting on stairs to lower level, lower level bed and rec room.
- › Poured concrete slab with radiant heat on lower level and garage.
- › One gas ventless + one woodburning fireplace with gas log lighter, both with solid stone surround and stone hearth.

## KITCHEN

- › Designer cabinetry with dovetail, soft-close drawers and full-overlay doors.
- › 1-1/4" thick granite or quartz with square edge and

choice of ceramic backsplash finish. Peninsula or island to have granite overhang on family room side.

- › Bosch or Café stainless steel, frost free, side by side with ice/water in door, or French door refrigerator with ice maker.
- › Bosch dishwasher or equivalent stainless steel front door panel, multi cycle built-in dishwasher.
- › Thermador 36" Professional Series Rangetop, stainless steel.
- › Stainless steel hood, vented to outside.
- › 1/3 horsepower disposal with continuous feed.
- › Bosch or equivalent 30" stainless steel convection wall oven paired with Bosch speed cook microwave convection wall oven.

## MASTER BATH

- › Vanity cabinets are Euro-height designer cabinetry.
- › ¾" marble countertops with 4" back splash with dual under mount china sinks.
- › freestanding 5' steeping tub on 12" x 24" porcelain tile or 12" x 12" marble tile chosen for floor.
- › shower 12" x 24" porcelain tile or 12" X 12" marble tile to ceiling.

## SECOND BATHS

- › standard-height, designer cabinetry from Developer's selections.
- › ¾" marble countertop in choice of Developer's colors with under-mount bowl.
- › floors: Honeycomb 1" or 3" octagon ceramic tile in white. Standard 8" x 8" tile.
- › walls in tub/shower: 3" x 6" ceramic "Subway" tile to 7' in choice of colors.
- › Grohe chrome faucets.

## ENERGY EFFICIENCY/MECHANICAL

- › 92%-efficiency heating and air-conditioning units with remote programmable thermostats and power humidifier on furnace. Basement floor radiant heating in addition to forced-air system.
- › Individual electric meters will be provided with 200-Amp service. Distribution and circuit-breaker panels shall be located within each unit.
- › Home-network connection for cable and telephone with CAT6 and RG6 interface, per plan.
- › Either second floor or basement washer & dryer hook-up, vented to the outside.
- › Family room and lower level Rec room prewired for 2 speaker locations.

## EXTERIOR

- › Front, rear and side: Masonry "Hardie plank" siding and trim.
- › High density foam waterproofing spray applied over "Shark Armor" 100% polyurea coating.
- › Wood-grain stained, solid-core fiberglass front entry door with glass insert or sidelight per plan and Schlage chrome lever hardware.
- › Double hung, casement or awning style Low E. Argon gas filled, thermo pane vinyl insulated glass windows with screens.
- › Deck doors: Thermo pane, low E., argon gas filled, insulated glass, sliding patio doors and hardware.
- › All Cedar decking with hidden fasteners.
- › One weather-proof outlet in each rear and front yard.

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