



RESIDENCES OF GENEVA LAKE

Standard Quality Specification – Unit A, B & C

Dated: October 14, 2023

CABINETS/TOPS:

- **Cabinets** – Custom designer cabinets and tops by Geneva Cabinet Company.
Allowances: Unit A - \$46,900 / Unit B - \$54,270 / Unit C - \$51,650

FLOORING:

- **Hardwood** – Glue Down Pre-Finished Engineered 7.5" wide x 9/16" thickness – Urban Rustic Collection / Late Winter. Master bedroom, WIC, halls, kitchen, dining room, living room and laundry.
Allowance: Unit A - \$20,475 / Unit B - \$27,510 / Unit C - \$26,190
- **Carpet** – Stair Runner 30" Stanton – Tattersall
- **Tile** - Kitchen backsplash, fireplace surround, 12x24 porcelain bath floors, ceramic subway tile for tub walls to ceilings, master bath marble mosaic floors and zero entry show floor, tile shower walls to ceiling, continuous shower shelf, master bath heated floor.
Allowance: Unit A - \$24,000 / Unit B - \$33,600 / Unit C - \$32,500
- **Epoxy** - Amerlock2 - 1/4" flake (single color selected by owner) PCX700a.
- **Balcony** – Timber Tech Composite Decking / Ashwood.

MILLWORK:

- **Wood Trim** – Painted 7" base and painted 4" casing.
- **Ceilings** – Horizontal wood molding in living room, kitchen and master bedroom by allowance of \$5000.
- **Stairs** – Wood treads and painted risers with carpet runner.
- **Doors** – 7' high paneled 1 3/4" solid core wood – painted.
- **Door Hardware** – Finish Emtek / Tumbled White Bronze
Allowances: Unit A - \$3800 / Unit B - \$4400 / Unit C - \$4200

FIREPLACE:

- Heat & Glo Mezzo Direct Vent Gas Fireplace and Mantle by Allowance of \$9000.

APPLIANCES:

- Subzero 36" bottom freezer – single door – stainless/pro handle.
- Wolf 36" gas range – 6 burners.
- Best 36" chimney hood.
- Wolf 24" microwave drawer – stainless.
- Cove 24" dishwasher – custom panel or stainless front.
- Bosch front load washer – white.
- Bosch electric dryer – condensation – white.
Allowance of \$26,140

WINDOWS:

- Double Hung – Low E Smart Sun windows with between glass grilles and upgrade window with “Sound Glass” gives the windows a STC Rating of (35) at 30% better sound resistance than standard windows.
- Shades - Norman Roller Shade pattern/color TBD with a cordless lift system and a 4½” fabric valance.

PLUMBING:

- Kohler designer plumbing or equivalent fixtures throughout.
Plumbing Fixtures Allowance: Unit A - \$9440 / Unit B - \$10,485 / Unit C - \$10,485

HVAC:

- Modulating high efficiencies furnace and air conditioner (with humidifier) with multiple electronic thermostats for zone controls and de-humidifier system in exclusive crawl space.

FIRE SUPPRESSION:

- Fire protection for residential buildings shown based on NFPA 13R installing a wet system.

ELECTRICAL:

- 200Amp Electrical Service, Electrical Fixtures, Wiring, Devices, Decora Switches and Dimmers as shown on Building Drawings.
Decorative Electrical Fixtures by Allowance of \$4000.

SECURITY SYSTEM:

- Control Panel, Wireless Receiver and Smartphone Communicator.
- Keypads – Master and garage entry.
- Door Entry Protection devices and Inside Siren.
- Motion, C/O, Heat and Smoke Detectors.
- Low Temperature and High-water Sensors.

GENERAL:

- **Bathrooms** – Curb less showers, Designer ½” Glass Shower Doors.
- **Garages** - Fully Insulated 2 car garage with Low Profile Gas Unit Heater and Epoxy Painted Floor, Electric garage door Opener with Remotes, Electrical Circuit in garage for Owner Installed Electric Car Charger, and Hose Bib with Floor Drain.
- **Patio** - Gas Plumbing for Owner Supplied Grill on patio.
- **Design Assistance** – Complementary consultation session with an interior designer.
- **Thermal & Moisture Protection** – Sound Walls and Floors to Lowell Standard
- **Painting** – Primed walls and ceilings, (2) coats of latex paint up to (3) colors and (2) accent walls. painted wood trim and wood doors.

ALTERNATES:

- **ADD Elevator:** DME Elevators & Lifts Symmetry in-line Geared Drive Elevator.
Unit A - \$49,855 with Cab finish by allowance of \$2000
Unit B & C - \$54,980 with Cab finish by allowance of \$2000