

# Carriage Landing Condominium

294 York Street | York, Maine

## ~ BUILDER'S SPECIFICATIONS ~

UNIT # \_\_\_\_\_ / NAME: \_\_\_\_\_

- **Utilities:** Town water, town sewer, and underground power.
- **Windows:** White double hung, tilt in, Vinyl clad windows with 5/4 x 4" exterior window trim. Double insulated, energy star rated, low E glass and full screen. 4/1 grid pattern.
- **Exterior Doors:** Low maintenance, white vinyl clad, double insulated, 6-foot vinyl sliding door with screen. Therma-Tru smooth star front entry door. As per plan.
- **Kitchen, vanity cabinets & all countertops, installed:** \$35,000
- **Kitchen backsplash allowance:** \$2,000
- **Bathrooms:** White fiberglass tub & shower in guest bath, 3' x 6' walk-in tile master bath shower, as per plans (\$7,000 allowance installed). White Mansfield elongated water closets (high rise) or equal.
- **Plumbing fixture allowances**
  - **Kitchen Sink \$500**
  - **Kitchen Faucet \$500**
  - **Lavatory Sinks \$150 each**
  - **Lavatory Faucet \$175 each**
  - **Water Closet \$250 each**
- **Mirrors:** Polished edged Mirrors, sitting on backsplash, 36 inches in height over all vanities.
- **Spigots:** 1- Inside garage space
- **Lighting:** Lighting Allowance \$2,500
- **Electrical:** 200-amp underground service with breakers, 40 circuit board electrical panel, 25 recessed lights, 2 exterior outlets, 2 Coax or 2 Cat 6 connectors. White Decora receptacles, plates & dimmer switches. Under cabinet lighting in kitchen. Vent/light combination in each bath. All smoke/CO2 detector combination as per code. Contractor will draft electrical and lighting layout that will meet or exceed code requirement, to be agreed upon by contractor and customer.

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- **Appliances:** \$7,500 Allowance. Graystone builders will schedule installation of appliances. Buyer responsible for delivery, installation and taxes.
- **Heating & Cooling:** High efficiency LP gas, HVAC (3 zones) 50-gallon electric heat pump, water storage tank with recirculation.
- **Insulation:** Insulation consistent with all local energy codes. Will meet or exceed.
- **Drywall:** ½” Drywall in all living space, 5/8” in garage, complete and finished with 2 coats ceiling white paint on ceilings, closets, and complete garage. 1 Coat primer on walls.
- **Interior Paint;** Interior, 2 finish coats on walls, doors and wood trim. Benjamin Moore or Sherwin Williams flat paint. 4 color choices.
- **Interior Trim:** 1x4 window and door casings with 1x4” head casing and sill, 5 ½” square edge baseboard.
- **Interior Doors:** 3-panel craftsman style solid interior doors with black matte hardware
- **Closets:** 1x12” wood shelf, 2-tiered in master closet, all linen and pantry closets 4 wooden shelves. All remaining 1x12” wood shelf with closet pole. All shelves painted white.
- **Flooring:** ¾ x 3 ¾ Prefinished red oak wood flooring throughout; \$14/sq. ft. installed, Tile in all bathrooms; \$18/sq. ft.
- **Staircases:** Garage to 1<sup>st</sup> floor, rubber adhered tread with railing. Remaining staircase: Red Oak wood staircase and railings with white risers and skirt boards.
- **Garage:** Garage door carriage style with automatic door and exterior keypad, in white. Size as per plans. (No garage in Unit #1)
- **Deck:** PVC deck in light gray. Location as per plans.
- **Fireplace:** Wall mounted electric fireplace with Remote. 1x8” nickel gap 6 ft wide by 8 ft tall wall surround with white mantle shelf.
- **Elevator:** Residential 4-stop elevator to all floors. Units #1 and #2 have an ADA shared elevator with keyed access.
- **Miscellaneous:** Storage room for each unit, plus separate mechanical/utility room in bottom level. Paved driveway, access entry and additional parking in rear.

**ALL SPECIFICATIONS SUPERCEDE FLOOR PLANS**

**ALL UPGRADES SUPERSEDE SPECIFICATIONS AND FLOOR PLANS UNLESS OTHERWISE NOTED.**

**ROOM SIZES AND EXACT SQUARE FOOTAGE IS APPROXIMATE.**

**PRICING SUBJECT TO CHANGE WITHOUT NOTICE. \***

**(\*UP UNTIL A FULLY EXECUTED CONTRACT)**

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