

**Features List**  
**504 Kentucky Avenue**

**Exterior**

Foundation is concrete and masonry. Exterior wall framing is 2"x 4" KD-SPF studs. Exterior wall and roof sheathing is 7/16" OSB. Floor sheathing is 3/4" OSB.

Finished exterior walls above foundation are brick and Hardi Plank lap siding. Exterior of the prefabricated fireplace is siding.

Exterior trim is painted Miratec.

Shingles are Certaineed architectural Moire Black.

Exterior doors are Masonite.

White Anderson windows.

Driveway is concrete.

Front porch is frame with Evergrain decking. Rails are colonial top and bottom rail style painted.

Landscaping by The Outdoor Living Company.

**Mechanical Features**

R-13 fiberglass batts in outside walls.

R-49 in attic spaces (blown in most areas).

R-30 in cathedral ceilings-9½" fiberglass batts.

R-30- 9½" fiberglass batts in overhangs.

R-11- 3½" fiberglass attached to basement foundation walls to full depth.

92% energy efficient gas fired forced air furnace with humidifier and electric central air conditioner (14 seer) by Carrier for the main level and basement and energy efficient heat pump (14 seer) in the attic for second level.

## **Plumbing Fixtures**

Hot water heater is energy efficient gas fired 75-gallon capacity.

2 exterior hose bibs.

Anti-scald tub and shower valves.

White Kohler toilets comfort height, elongated seat.

½ horsepower garbage disposal.

BF Goodrich Flowgard Gold water lines.

Electric rough-in hook up for the dryer.

Gas hook up for range in the kitchen.

Frameless shower doors. Tub bath has a shower curtain rod.

Plumbing Fixtures:

Kitchen Sink Faucet – Delta 2348L-CZ-PR-DST (Champagne Bronze)

Basement Bathroom Sink Faucet – Delta 3532LF-BLMPU (Matte Black)

Basement Bathroom Tub/Shower Faucet – Delta T14232 – BL (Matte Black)

First Floor Bathroom Sink Faucet – Delta 3538-CZMPU-DST (Champagne Bronze)

First Floor Bathroom Tub/Shower Faucet – Delta T17238-CZ (Champagne Bronze)

Upstairs Hall Sink Faucet – Delta 3532LF-BLMPU (Matte Black)

Upstairs Hall Tub/Shower – Delta T14232 – BL (Matte Black)

Upstairs Private Bath Bathroom Sink Faucet – Delta 3532LF-SSMPU (Stainless)

Upstairs Private Bath Tub/Shower Faucet – Delta T17438-SS (Stainless)

Primary Bath Sink Faucets (2) – Delta 3538-SSMPU-DST (Stainless)

Primary Bath Shower Faucet – Delta T17328-SS; Delta 50560-SS; Delta 57014-SS; Delta T11800-SS

### **Electrical Fixtures**

200 AMP circuit breaker electrical system.

Interior electrical outlets spaced by code.

Exterior 110 volt waterproof receptacles at the front and rear.

Wired for car charger.

Ceiling fan electrical boxes in family room, front porch, and primary bedroom.

Light fixtures from Burgess Lighting. See Attached Portfolio.

### **Kitchen and Butler's Pantry Appliances**

JennAir JFFCF72DKL (counter depth refrigerator)

JennAir JGRP648HL (48" range)

JennAir JDAF5924RL (24" dishwasher)

JennAir JMDFS24JL (built-in microwave)

Monogram ZVW1480SPSS (48" hood)

GE Profile PFW870SSVWW (washer)

GE Profile PFD87ESSVWW (dryer)

### **Kitchen and Bathroom Cabinets**

Kitchen cabinets are Aristokraft Blaine color Frost, island cabinets are Aristokraft Blaine color Greyhound. Kitchen tops are Calacata Gold quartz with Kohler Whitehaven 30" apron front sink. Primary bath cabinets are KithOne Portrait color Willow Gray and top is Aquamarine quartz with white undermount sinks. Upstairs Hall bath cabinet is Aristokraft Blaine color Stonegray with a White Onyx quartz top with white undermount sinks. Upstairs private bath cabinet is Aristokraft Blaine color White with a Silestone Calacata Gold top with white undermount sink. Basement bath cabinet is Aristokraft Blaine color Frost with Borghini Extra top with white undermount sink. First floor bath cabinet is Aristokraft Blaine color Stonegray with Silestone Calacata Gold top with white undermount sink.

## **Interior Features**

Prefabricated direct vent Heat and Glo SL-7 fireplace in family room with wood mantle and tile surround.

Interior doors are solid core Masonite one panel smooth craftsman style.

Schlage door hardware.

Bathroom mirrors are selected to coordinate with cabinets, plumbing, and tile.

Main stairway balusters 5315, 3010 newel red oak post (3-1/2") and 6910 handrails. Main and basement stairs are oak.

Laundry room has field built cabinets with butcher block top.

Upgraded trim package with custom lockers, crown moulding on first floor and upper hall. Bookcases flanking the fireplace in the family room. Wainscoting in the powder room and primary bedroom.

Walls and ceilings are painted Sherwin Williams. Trim and doors painted Snowbound with contrasting white trim semi-gloss.

3/4" x 3-1/4" solid strip red oak flooring with 3 coats of polyurethane except bathrooms, mudroom, laundry, basement, and utility room.

Tile for primary bath, secondary baths, mudroom, and laundry room from Dal Tile.

First Floor Bath – Walls and Floor: Peony, RCT, 12X24, Crosscut, Stepwise HS04RCT1224CXTM; Shower Floor: Architectural Gray, Penny Rounds, 0709PNYRDMSMT; Grout: MAP ULTRACOLORPLUS FA #93 WARM GRAY 25# 9999636291

Kitchen Backsplash - Metallic Vibe, Herringbone, 2X4, Glossy AT2524HERRMS1P2; Trim: Metallic Vibe, S1/212J, Jolly, Glossy AT25S1/212J1P2 Grout: MAP ULTRACOLORPLUS FA #04 BAH BEIGE 25#

Primary Bath – Walls: Gallery Pearl, Rectangle, 12X24, Polished AT32RCT1224PL; Wall Trim: Gallery Pearl, P43F9, Polished AT32P43F91L1; Shower Floor: 2" HEX MS M347 ARABESCATO ARGENTO HN M3472HEXMSHN; Floor: Gallery Pearl, Rectangle, 12X24, Matte AT32RCT1224MT; Grout: MAP ULTRACOLORPLUS FA #01 ALABASTER 25#

Private Bath – Walls: Peony, RCT, 12X24, Vein Cut, Satin Polish HS04RCT1224VCSL; Floor: Peony, RCT, 12X24, Vein Cut, Stepwise HS04RCT1224VXTM; Grout: MAP ULTRACOLORPLUS FA #93 WARM GRAY 25#

Upstairs Hall Bath – Walls: Arctic White, Rectangle, 12X24, Fluted, 01901224FLUG; Wall Trim: 1/2X12 JOLLY 0190 ARCTIC WHITE 0190S1/212J1P; Grout: MAP ULTRACOLOR + FA 5221 MOONBEAM 25#; Shower Floor and Floor: 1x3 HERRINGBONE MS M344 CRISTALLO HN M34413HERRMSHN; Floor Grout: MAP ULTRACOLORPLUS FA #77 FROST 25#

Basement Bath – Walls: Andalusian Grey, Rectangle, 2.5X15, Satin FA56RCT315ST; Wall Trim: Andalusian Grey, S1/212J, Jolly, Satin FA56S1/212JST; Grout: MAP ULTRACOLORPLUS FA #38 AVALANCHE 25#; Shower Floor: Maestro, Chevron, 2X5, Matte VR1025CHEVMS1P2 Bathroom Floor: Maestro, Rectangle, 12X24, Matte VR10RCT1224MT

Finished basement (except utility room), which includes one full bathroom, bedroom with egress window well, rec room, and lower foyer.

**\*NOTE:** Selection portfolios available upon request.