



# DESIGNER FEATURES & SPECIFICATIONS

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## MODERN FEATURES AND SPECIFICATIONS

### *Architectural Design Features*

- Outstanding views of the scenic Merrimack River, the 135 slip marina and the state protected forests
- Residences were designed to maximize scenic water views
- Modern open concept with single level living
- Northwest façade designed to resemble the former Merrimack Hat Factory of the late 1800's
- Southeast façade designed to reflect the fashionable and luxury building structure expected of an upscale water front location
- 36" Natural gas fireplace with painted mantel and granite surround
- High definition security /intercom system for providing guest access
- Central heating and air conditioning with individual thermostats

### *Balcony Features*

- Expansive private balcony's (approx. 36' long and 8' wide)
- 8' high sliding patio door in living room provides easy access to your private balcony
- Master Bedroom sliding patio door provides additional natural light and access to the balcony
- Balcony railing system with glass inserts for unobstructed water views
- Composite maintenance free decking with hidden fastener system
- Large energy efficient floor to ceiling windows to maximize the water views
- Water spigot at balcony for watering plants
- Gas hookup for barbeque grilling



### *Flooring*

- Engineered hardwood in foyer, living, dining, powder room, kitchen & library
- Ceramic tile in master bath, 2<sup>nd</sup> bath, laundry room per builder selections
- Carpet in all bedrooms, bedroom closets, lofts (per plan)

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## ***Cabinetry and Countertops***

- Designer kitchen cabinetry with granite countertops and oversized peninsula
- Custom cabinetry-dovetail hardwood full extended drawers with soft self-close under-mount guides; concealed hinges on cabinet doors
- Designer series full overlay shaker style cabinet doors
- Granite counters in kitchen
- Cultured marble counter w/2 integral bowls in master bath and 1 integral bowl in 2<sup>nd</sup> bath

## ***Appliances***

- Kitchen appliance allowance of \$2,500 towards an electric stove, vented out microwave, and dishwasher (Refrigerator/freezer supplied and installed by Buyer)
- Ventilation above stovetop to outside
- Washer & electric dryer hook-up w/vent to outside home (washer/dryer supplied and installed by buyer)

## ***Walls/Doors/Trim***

- 5/8" sheetrock with smooth finish
- 7' two panel solid-core doors w/brushed chrome levers
- Walls painted w/1 primer & 2 colors choice of Sherwin Williams or Benjamin Moore flat paint
- 9' ceilings with smooth finish and painted white (Penthouse residences have 16' ceilings)
- Trim painted w/1 primer and 2 coats of semi-gloss latex
- All doors, windows and cased openings are trimmed w/full sills, and 3 1/2" Windsor casing. Baseboards are 1 piece 5 1/4"



## ***Plumbing***

- 18-gauge under-mount single bowl sink in kitchen
- Single-lever Kohler chrome faucet w/spray head & soap dispenser in kitchen
- Water supply for the ice maker
- Toilets elongated comfort height
- Tiled shower w/seat & glass door in master bath
- 5' fiberglass tub/ shower in 2<sup>nd</sup> bath
- Pedestal sink in powder room
- All bath faucets are Kohler 8" spread

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## ***Electrical***

- Hard wired smoke detectors w/battery backup & combination smoke/carbon monoxide detectors per code
- GFI outlet in kitchen, exterior and baths
- Ample supply of recessed lights (per plan)
- Lighting fixture allowance of \$2,000 (Builder's Vendor)
- Cable (RG6) & telephone outlets throughout the home

## **ADDITIONAL FEATURES AND SPECIFICATIONS**

### ***Common Area Features***

- Elegant, private alcove area to each residence
- Grand Lobby at building entrance with comfortable seating and elegant details
- Common area hallways decorated with fine finishes, wainscoting, lighting fixtures and carpet
- Handicap accessible from heated garage to each residence
- Mail and package area
- Two elevators designed to take you within steps of your front door
- Community Center meeting room
- Direct access to a lighted and professionally landscaped river walk
- Landscape designer grounds with irrigation system throughout property
- Lush garden court yard with seating



### ***Building and Construction Features***

- Brand new construction – from the ground up (steel and wood construction)
- Heated and well-lit lower level garage with direct access to the Grand Lobby, elevators and stairwells
- Building construction designed for HERS Rating
- Acoustically engineering wall and floor systems for sound damping
- Enclosed heated recycle and refuse center
- Private electronic garage door opener

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