



The Overlook at Aquetong Creek

Building Specifications

- Units are 2900 +/- square feet
- All interiors are fully customizable
- Public Water, Sewer and Gas Utilities
- 3-4 Bedrooms, 3-5 Baths
- Elevated Trex Deck overlooking creek
- Optional 4th floor studio w/Roof top deck



Foundation and Framing

- Reinforced poured concrete footings and foundation walls
- Reinforced concrete slabs with 10mil vapor barrier
- Engineered 18" floor trusses, engineered roof trusses
- 3/4" Advantech T&G subfloor glued, nailed, and screwed before final floor coverings are installed
- 2x6 Exterior walls, 2x4 interior partitions
- 7/16" OSB exterior sheathing
- 5/8" roof sheathing
- 9' ceilings in 2nd floor Great room and Kitchen
- 8' ceilings in Entry level Rec room 1st floor, 3rd floor bedroom areas
- 8' ceilings in OPTIONAL 4th floor studio



Exterior finishes

- Brick veneer on front elevation as per plan
- Pella 450 Series windows and doors
- 30yr dimensional roof shingles
- Metal seamed roofing on box bays and pent roofs
- Hardie Plank siding over Tyvek house wrap
- PVC window surrounds and box bay treatments
- Aluminum fascia, gutters, and downspouts
- Insulated garage doors and entry doors
- Underground utilities to each unit
- Verizon and Comcast available



Kitchen Cabinets, Vanities, Closets, and Tops

- Medallion Silver Line cabinetry by Charles Weiler Kitchens
- Hand sketched elevations and floor plans
- Custom layouts created for all cabinetry areas
- Laminate closet millwork by Top Shelf Closets
- Granite counter tops in Kitchen and Bathroom Vanities, 15 standard colors available
- Standard hardware on all cabinets



Mechanical Systems

- 950 LB Hydraulic passenger elevator, Raleigh car interior
- Carrier 92% high efficiency HVAC system with 13 SEER central air conditioning
- PEX manifold water supply system with PVC drains and vents
- Natural Gas service to each unit
- 200 Amp electrical service
- 25 Recessed LED lights included, outlets and switches, per code
- Phone, Data, and Cable prewired homeruns into 4 locations of your choice



Gas Fireplace

- Heatilator 36" direct vent gas fireplace with wood mantle and granite surround.
- *Fireplace shown with optional wall sconces and upgraded granite surround





Plumbing Fixtures, Bath Accessories, and Glass

- All Plumbing fixtures will be selected and supplied by Ferguson. Please see attached Picture portfolio that details all of the standards to be used in each room
- Grohe Fairborn, satin nickel faucets in all baths and kitchen
- Grohe Fairborn, satin nickel shower controls w/handheld shower head
- American Standard, Estate Collection toilets and sinks
- Garbage Disposal in kitchen with air switch control
- Each full bathroom will receive 1 towel bar and 1 toilet paper holder
- Master bath shower will receive a full frameless glass enclosure with satin nickel hardware
- Hall baths will receive a curtain rod
- Powder rooms will receive 1 towel ring and 1 toilet paper holder in satin nickel finish



Appliances

- All Appliances will be selected and supplied by Kieffers Appliances. Please see attached Picture portfolio that details all of the standards to be used
- Appliances are professionally installed and come with extended warranties



JGC1534BS

36" JennAir Gas Cooktop – 5 Burner

19,000 BTU dual-stacked power burner, Melt cap, Electronic ignition, Infinite burner control settings, Low profile design



JJW2430DP

30" Jennair Single Convection Wall Oven

5.0 cu. Ft capacity, Multimode system, Full color LCD display, Rapid preheat, 2 oven racks, Combine cooking modes, Telescoping glide rack, pro handle



JMC1114AS

24" Jennair Built In Microwave

Auto sensor, 2 stage memory programming, 1,200 watt power, 10 power levels, glass turntable, electronic touch controls, sensor reheat

Picture Shown with Trim Kit



JDB9000CWP

24" Jennair Built In Dishwasher

Built-in, 46 dBA, Trifecta wash system, Precision dry option, Upper rack with ultraglide rails, Capacitive touch controls, Exterior cycle indicator, Light item clips, Waterlock flood protection technology



JR34NXXRF

36" JennAir Bottom-Freezer Refrigerator

Built-in, Obsidian interior, TwinFresh climate control system, Multi-point LED theater lighting, Light-guided capacitive touch controls, Soft-close crisper drawers, FreshFlow air filter



XOB36S

36" XO Chimney Wall Hood

600 CFM high velocity blower optimally removes smoke, grease and odors, 3 speed electronic illuminated controls, 15 Minute delay off, Two 50 W Halogen lights, Aluminum mesh filters trap airborne smoke and grease particles, Dishwasher-safe filters





Hardwood, Tile, and Carpet

- Cortec engineered 5" flooring in the Lower level Rec room and Entry hallway
- Mohawk Stoneside #1 Red Oak, ¾" x 3" solid Hardwood in the Great Room, Powder, Kitchen, 2nd floor hall
- Porcelain 12"x24" Large format Ceramic tile in the Master bath shower walls and floor, Hall bath floor and tub surround, Laundry floor
- 2x2 Porcelain tile in master shower floor
- Shaw "Autumn Days" 40oz Nylon Textured carpet in 3 bedrooms and 4 closets



Interior Doors, Casings, Baseboard and Hardware

- 8' solid core Jeld Wen 4 hinge doors in 2nd floor Great room and Kitchen area
- 6'-8" solid core Jeld Wen 3 hinge doors in Entry level 1st floor, 3rd floor bedroom areas
- 6'-8" solid core Jeld Wen 3 hinge doors in OPTIONAL 4th floor studio
- Door and Window casing to be 3" Flat sanitary
- Baseboard to be 5 1/2" Flat Sanitary
- Shoe molding to be 3/8" x 1 1/2" flat stop
- Door handles to be Emtek Geneva Lever with square rosette in Satin Nickel



Stairs and Railings

- Oak Treads with Painted Risers and stringers on steps from the lower level Den to 2nd floor
- Oak Treads with Painted Risers and stringers on steps from the 2nd floor to 3rd floor
- Pine steps painted to unfinished studio
- 4x4 Painted post with 2x2 Painted spindles and Oak handrails for all stair areas as per plans
- Stair railings in finished areas to match oak handrails with Satin Nickel hardware



Drywall, and Painting

- Walls and ceilings will receive ½" drywall glued and screwed drywall, party walls will receive 5/8" drywall. Level 4 spackle finish
- Walls and ceilings will be sprayed and backrolled with 2 coats of Sherwin Williams Flat paint
- All walls and ceilings receive 2 coats, one color in flat finish
- All trim and doors receive 2 coats, one color in semi-gloss finish

- **Notes regarding all specifications and finishes:**
 1. **All finishes are subject to availability at time of installation.**
 2. **In the event some of the listed finishes are unavailable or discontinued, Seller reserves the right to substitute with equal or better quality.**