



River Walk

Building Specifications

- **3600+/- above grade square feet**
- **Fully Customizable interiors**
- **Elevator car with power gate included**
- **3 Unique exteriors with outdoor porches**
- **Direct canal path entrance from rear yard**
- **Partial river views**
- **Public Water, Sewer and Gas Utilities**
- **4 Bedrooms, 4 1/2 Baths**
- **Spray Foam insulation package**
- **Elevated Mahogany Deck**
- **Extensive Landscape package**
- **Oversized 2 car garages**



Foundation and Framing

- Reinforced poured concrete footings and foundation walls
- Reinforced concrete slabs with 10mil vapor barrier
- Engineered floor trusses, hand framed roof rafters
- 3/4" T&G subfloor glued, nailed, and screwed before final floor coverings are installed
- 2x6 Exterior walls, 2x4 interior partitions
- 1/2" exterior sheathing
- 5/8" roof sheathing
- 10' ceilings in 1st floor
- 9' ceilings on entire second floor



Exterior finishes

- Brick, Quarry Cut Real Stone veneer, Hardie Plank on front elevation as per plan
- Pella windows, aluminum clad exterior finish
- Pella front entry doors with multi point locks
- Lifetime dimensional roof shingles
- Metal seamed roofing on porch and pent roofs
- Hardie Plank siding over Hydro gap house wrap
- PVC window surrounds and accent treatments
- Insulated garage door with windows and battery back up opener
- Underground electric and cable utilities
- Verizon and Comcast available



Kitchen Cabinets, Vanities, Closets, and Tops

- Medallion and Elmwood cabinetry in shaker style doors with upgraded colors and finishes
- Large islands with seating for 4
- Cabinets from floor to ceiling in kitchen
- Counter area in Mudroom
- Custom layouts created for all cabinetry areas
- Laminate closet millwork by Top Shelf Closets
- Granite counter tops in Kitchen and Bathroom Vanities
- Custom hardware on all cabinets



Mechanical Systems

- 2 Zone Carrier 92% high efficiency HVAC system with central air conditioning
- PEX manifold water supply system with PVC drains and vents
- Natural Gas service to each unit
- Public sewer service
- Public water service
- 200 Amp electrical service
- 30 Recessed LED lights included, outlets and switches, per code
- Phone, Data, and Cable prewired homeruns into 5 locations of your choice
- Pre-wired for speakers in kitchen and master bedroom
- Pre-wired for 4 outdoor security cameras
- Pre-wired for WIFI expanders
- Pre-wired for outdoor patio speakers
- Pre-wired for Tv's in 6 locations



Gas Fireplace

- Caliber 42 direct vent gas fireplace in Great room with brick background, marble and wood surround, remote control





Plumbing Fixtures, Bath Accessories, and Glass

- Please see attached Picture portfolio that details all of the standards to be used in each room
- Delta faucets in all baths and kitchen
- Master shower deluxe package w 3 controls and 3 heads
- American Standard toilets and undermount 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 chrome hardware
- Tub baths to receive barn slider glass enclosure
- Shower baths to receive glass panel and door
- Powder rooms will receive 1 towel ring and 1 toilet paper holder in coordinating finish



Appliances

- Wolf Sub Zero Package to include the following:
- 36 French door refrigerator
- 30" Single convection wall oven
- 24" Wolf convection microwave
- 36" Wolf 5 burner cook top
- 42" Best SS Range hood
- 24" Asko dishwasher
- **Appliances are professionally installed and come with extended warranties**



Hardwood, Tile, and Carpet

- White Oak, 5/8" x 5" engineered Hardwood on entire first floor, second floor hall
- Porcelain Large format Ceramic tile in the Master bath shower walls and floor, All other baths will receive floor tile and wall tile surrounds, Laundry floor
- Porcelain mosaic tile in all shower floors
- 40oz Nylon Textured carpet in 3 bedrooms and closets



Interior Doors, Casings, Baseboard and Hardware

- 8' solid core 4 hinge doors in 1st floor
- 7' solid core 3 hinge doors on 2nd floor
- Door and Window casing to be 3" beaded
- Baseboard to be 5 ½" Beaded
- Ship lap in Mudroom
- Crown molding in Great room and Master bed
- Shoe molding to be 3/8" x 1 ½" flat stop
- Door handles to be Emtek Lever with rectangle rosette



Stairs and Railings

- White Oak Treads with Painted Risers and stringers on steps from 1st floor to 2nd floor
- 5x5 Box Painted post with 2x2 Painted spindles and White Oak handrails for all stair areas as per plans
- Stair railings in finished areas to match White oak handrails with Satin Nickel hardware



Drywall, and Painting

- Walls and ceilings will receive ½" drywall glued and screwed drywall, garage to receive 5/8" drywall
- All walls to be pre primed with high build primer
- Ceilings will be sprayed and backrolled with 2 coats of Benjamin Moore Flat white paint
- Walls will be rolled with 2 coats of Benjamin Moore custom colors
- All trim and doors receive 2 coats Benjamin Moore satin 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.**