



## 206A 78<sup>th</sup> Street Standard Features



### Exterior:

2 x 6 stud framing on all exterior walls. Firewall between units constructed in Polysteel (Insulated Concrete Form) reinforced with steel rebar for greater fire protection and sound damping.  
Approximately 2744 sq. ft. of living space  
4 bedrooms  
3.5 baths  
Stone veneer accents and details as per drawings  
2<sup>nd</sup> & 3<sup>rd</sup> Floor Siding – Hardiplank Lap with Shingle accents  
WeatherShield vinyl clad wood casement windows with corrosion resistant hardware and “High-Performance Sun” Low-E glass.  
50 year architectural shingle roof with standing seam metal roof accents  
Azek PVC board exterior trim and cornice.  
“DuraDeck” Membrane decking with composite railings, or equivalent.  
Therma – Tru fiberglass exterior doors  
Amarr “Classica Carriage House” insulated garage door  
Brushed concrete drive, sidewalk and rear patio  
Outdoor Shower  
Fenced yard and landscaping package



### HVAC, Electrical & Gas:

400 amp electrical service  
4” recessed can lighting throughout.  
Trane Xli 16 Seer, R-410 refrigerant heat pump condensing units with variable speed air handlers and Honeywell vision pro 8000 digital programmable thermostats (2 units).  
Pre-wired for security system on first floor.  
Front door audio & video monitoring system.  
Pre-wired for surround and plasma televisions in master bedroom and great room.  
Gas fireplace in great room.  
Rinnai tankless gas water heater system  
Gas grill connection on deck of 3<sup>rd</sup> floor.

### Interior:

Prewired for “Horizon Lift 950” counterweighted residential elevator by Residential Elevators of Virginia.  
Three hall stations with satin stainless steel hardware and choice of melamine interior finishing.  
Increte stamped or stained concrete flooring  
1<sup>st</sup> Floor: foyer, bath, and hall, laundry  
Hardwood Flooring:  
Stairs and Landings, 2<sup>nd</sup> floor hall, baths & entire 3<sup>rd</sup> floor in white oak with natural finish.  
Wall to Wall carpet in bedrooms. (Allowance)  
Lever style handle, brushed nickel hardware

### Kitchen & Baths:

Kitchen and bath cabinets by Beach Kitchen & Bath Direct.  
Granite counter tops in kitchen and baths  
Ceramic tub/shower with solid marble surround in 1<sup>st</sup> and 2<sup>nd</sup> floor bath  
TOTO toilets, baths and vanity sinks  
TOTO air bath in master bath  
Delta stainless steel plumbing fixture package.  
Dual shower (one hand held) in master bath  
**Kitchen Aid “Architect Series” stainless appliance package**  
Dual Fuel convection oven  
Chimney style exhaust hood  
Built-in microwave  
19.7 cu. ft. “French door” refrigerator  
Wine storage or beverage center refrigerator  
Dishwasher



*\*\*Information is believed to be reliable to the best of Agent's knowledge, but is supplied to Agent by Seller and is not guaranteed by Agent, and should be verified independently for accuracy\*\**