



208B 78th 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 2963 sq. ft. of living space
4 bedrooms
3.5 baths
Stone veneer accents and details as per drawings
2nd & 3rd 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
Large backyard



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 2nd 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.
Ceramic tile flooring:
1st Floor: foyer, bath, and hall, laundry
Hardwood Flooring:
Stairs and Landings, 3rd floor hall, baths & entire 2nd 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 1st and 3rd 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
36” gas cooktop
Chimney style exhaust hood
Built-in convection oven and 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