



SPECIFICATIONS

UNIT 1

BEACON STREET ENTRY FOYER

Floor	Marble mosaic with Greek Key style border
Walls	Custom paneling painted, large mirror and art gallery
Ceilings	Painted custom oversize crown molding and appliqué moldings
Trim	Custom-designed painted wood baseboard, casing and oversize crown
Lighting	Custom-designed chandeliers and sconces by Daniel Berglund
Front desk	Fully equipped custom round wood Concierge desk

PRIVATE FOYER AND HALLS

Floor	Wide plank, custom finish White Oak rift and quarter-sawn with border
Walls	Painted paneling with custom appliqué moldings
Ceilings	Painted custom oversize crown molding
Trim	Custom design painted wood baseboard, casing and oversize crown

LIVING & DINING ROOM

Floor	Wide plank, custom finish White Oak rift and quarter-sawn with herringbone border
Walls	Painted paneling and chair rail with custom appliqué moldings
Ceilings	Painted custom oversize crown molding
Trim	Custom design painted wood baseboard, casing and oversize crown
Fireplace	Gas log set with custom marble surround

STUDY

Floor	Wide plank, custom finish White Oak rift and quarter-sawn with herringbone border
Ceilings	Painted custom oversize crown molding
Trim	Custom design painted wood baseboard, casing and oversize crown

KITCHEN

Floor	Wide plank, custom finish White Oak rift and quarter-sawn
Ceilings	Painted custom crown molding
Trim	Custom design painted wood baseboard, door and window casing
Cabinetry	Rutt, Prairie with paint grade door, wood drawer boxes and polished chrome custom hardware.
Counters	Countertop: Honed Jet Mist with custom edge detail Backsplash: Honed Jet Mist with carved lines



SPECIFICATIONS

UNIT 1

KITCHEN (continued)

Sink	Elkay Gourmet (Lusterstone) Stainless steel single bowl under-mount
Faucet	Lefroy Brooks single lever mixer w/ pull out spray – Polished Chrome
Cooktop	Gaggenau 200 Series VG 295 Gas Cooktop stainless steel control panel 36"
Visor Hood	Gaggenau AH 900 stainless steel handle strip. Air extraction 36"
Oven	Gaggenau EB388 Single Oven stainless steel 36"
Microwave	Wolf 24" Transitional Drawer MD24TE/S
Refrigerator/Freezer	Gaggenau RB492 Two Door. Top Bottom w/integrated icemaker
Dishwasher	Gaggenau DF241 Fully Integrated

MASTER BEDROOM

Floor	Wide plank, custom finish White Oak rift and quarter-sawn with border
Walls	Painted paneling and chair rail with custom appliqué moldings
Ceilings	Painted custom oversize crown molding
Trim	Custom design painted wood baseboard, casing and oversize crown

MASTER BATHROOM

Floor	Marble mosaic tiles with accent border
Trim	Custom design painted wood baseboard, door and window casing and oversize crown
Toilet	Lefroy Brooks White classic
Vanity	Custom design painted with drawers for storage and shelf for towels and marble counter top
Medicine Cabinet	Custom design with mirrored back panel and tempered glass shelves
Counter	Marble slab
Sink	Lefroy Brooks Under counter rectangular basin
Faucet	Lefroy Brooks Mackintosh White lever 3 hole deck mounted basin mixer – Polished Nickel
Shower enclosure	Custom frameless with frosted modesty part
Shower mixer	Lefroy Brooks Mackintosh White lever wall flow control trim – Polished Nickel
Shower arm	Lefroy Brooks 20" Wall shower projection arm – Polished Nickel
Showerhead	Lefroy Brooks Mackintosh 8" shower rose – Polished Nickel
Accessories	Lefroy Brooks
Washer	Miele 24" Front load PW6065
Dryer	Miele 24" Front load PT7135C



SPECIFICATIONS

UNIT 1

GUEST BEDROOM

Floor	Wide plank, custom finish White Oak rift and quarter-sawn with border
Ceilings	Painted custom oversize crown molding
Trim	Custom design painted wood baseboard, casing and oversize crown

GUEST BATHROOM

Floor	French pattern honed light beige marble
Trim	Custom design painted wood baseboard, casing and crown molding
Linen closet	Painted wood base and shelving
Toilet	Toto Legato MS624214CEF
Vanity	Custom design with drawer storage and shelf and rod for towels
Counter	Honed light beige slab
Sink	Lefroy Brooks under counter rectangular basin
Faucet	Lefroy Brooks Kafka Cross Handle 3-Hole deck mounted basin mixer
Showerhead	Lefroy Brooks 8" shower rose
Accessories	Lefroy Brooks

GENERAL ITEMS

Doors	Double panel with custom molding
Hardware	Emtek knob and hinges
Electrical Service	225A Panel Size
HVAC	Unit to have 4 fan coil units with 3 zones for heating and cooling. Master Bathroom has electric radiant heat. Fresh air will be provided into unit with humidification.

Developer reserves the right to substitute materials, appliances, equipment, fixtures and other construction and design details specified herein with similar materials, appliances, equipment and/or fixtures of substantially equal or better quality.



SPECIFICATIONS

UNITS 2, 3, 4, 5, PH

BEACON STREET ENTRY FOYER

Floor	Marble mosaic with Greek Key style border
Walls	Custom paneling painted, large mirror and art gallery
Ceilings	Painted custom oversize crown molding and appliqué moldings
Trim	Custom-designed painted wood baseboard, casing and oversize crown
Lighting	Custom-designed chandeliers and sconces by Daniel Berglund
Front desk	Fully equipped custom round wood Concierge desk

PRIVATE FOYER AND HALLS

Floor	Wide plank, custom finish White Oak rift and quarter-sawn with border
Walls	Painted paneling with custom appliqué moldings
Ceilings	Painted custom oversize crown molding
Trim	Custom design painted wood baseboard, casing and oversize crown

LIVING & DINING ROOM

Floor	Wide plank, custom finish White Oak rift and quarter-sawn with herringbone border
Walls	Painted paneling and chair rail with custom appliqué moldings
Ceilings	Painted custom oversize crown molding
Trim	Custom design painted wood baseboard, casing and oversize crown
Fireplace	Gas log set with custom marble surround

FAMILY ROOM

Floor	Wide plank, custom finish White Oak rift and quarter-sawn with herringbone border
Walls	Painted paneling and chair rail with custom appliqué moldings
Ceilings	Painted custom oversize crown molding
Trim	Custom design painted wood baseboard, casing and oversize crown
Fireplace	36" Sparks vent-free with custom marble surround

KITCHEN

Floor	Wide plank, custom finish White Oak rift and quarter-sawn
Walls	Painted with custom picture rail
Ceilings	Painted custom crown molding
Trim	Custom design painted wood baseboard, door and window casing
Cabinetry	Rutt, Prairie with paint grade door, wood drawer boxes and polished chrome custom hardware
Counters	Countertop: Honed Jet Mist with custom edge detail Backsplash: Honed Jet Mist with carved lines
Sink	Elkay Gourmet (Lustertone) Stainless steel single bowl undermount
Faucet	Lefroy Brooks single lever mixer with pull out spray – Polished Chrome



SPECIFICATIONS

UNITS 2, 3, 4, 5, PH

KITCHEN (continued)

Cooktop	Gaggenau 200 Series VG 295 Gas Cooktop stainless steel control panel 36"
Visor Hood	Gaggenau AH 900 stainless steel handle strip. Air extraction 36"
Oven	Gaggenau EB 388 Single Oven stainless steel 36"
Microwave	Wolf 24" Transitional Drawer MD24TE/S
Refrigerator/Freezer	Gaggenau RB 492 Two Door. Top Bottom with integrated icemaker
Wine Storage	Gaggenau RW 404 24" 2 Temperature Zone
Dishwasher	Gaggenau DF 241 Fully Integrated

LAUNDRY ROOM

Floor	Ceramic tile
Sink	Elkay Gourmet undermount
Trim	Custom design painted wood baseboard, door and window casing
Counters	Caesarstone
Washer	LG 27" Front load WM420HA
Dryer	LG 27" Front load DLHX4072

MASTER BEDROOM

Floor	Wide plank, custom finish White Oak rift and quarter-sawn with border
Walls	Painted paneling and chair rail with custom appliqué moldings
Ceilings	Painted custom oversize crown molding
Trim	Custom design painted wood baseboard, casing and oversize crown

MASTER BATHROOM

Floor	Marble mosaic tiles with accent border
Trim	Custom design painted wood baseboard, door and window casing and oversize crown
Toilet	Lefroy Brooks White classic
Vanity	Custom design painted with drawers for storage and shelf for towels and marble counter top
Medicine Cabinet	Custom design with mirrored back panel and tempered glass shelves
Counter	Marble slab
Sink	Lefroy Brooks Under counter rectangular basin
Faucet	Lefroy Brooks Mackintosh White lever 3-hole deck mounted basin mixer – Polished Nickel
Shower enclosure	Custom frameless with frosted modesty part
Shower mixer	Lefroy Brooks Mackintosh White lever wall flow control trim – Polished Nickel
Shower arm	Lefroy Brooks 20" Wall shower projection arm – Polished Nickel
Showerhead	Lefroy Brooks Mackintosh 8" shower rose – Polished Nickel
Tub	Lefroy Brooks Oval solid surface freestanding bath
Accessories	Lefroy Brooks



SPECIFICATIONS

UNITS 2, 3, 4, 5, PH

GUEST BEDROOM 2

Floor	Wide plank, custom finish White Oak rift and quarter-sawn with border
Ceilings	Painted custom oversize crown molding
Trim	Custom design painted wood baseboard, casing and oversize crown

GUEST BATHROOM 2

Floor	French pattern honed light beige marble
Trim	Custom design painted wood baseboard, casing and crown molding
Linen closet	Painted wood base and shelving
Toilet	Toto Legato MS624214CEF
Vanity	Custom design with drawer storage and shelf and rod for towels
Counter	Honed light-beige slab
Sink	Lefroy Brooks Under counter rectangular basin
Faucet	Lefroy Brooks Kafka Cross Handle 3-Hole deck mounted basin mixer
Showerhead	Lefroy Brooks 8" shower rose
Accessories	Lefroy Brooks

GUEST BEDROOM 3

Floor	Wide plank, custom finish White Oak rift and quarter-sawn with border
Ceilings	Painted custom oversize crown molding
Trim	Custom design painted wood baseboard, casing and oversize crown

GUEST BATHROOM 3

Floor	French pattern honed Ocean Grey Marmara marble
Trim	Custom design painted wood baseboard, casing and crown molding
Shower/Tub	Kohler Tea for Two Tub
Linen closet	Painted wood base and shelving
Toilet	Toto Legato MS624214CEF
Vanity	Custom design with drawer storage and shelf and rod for towels
Counter	Honed Ocean Grey Marmara marble slab
Sink	Lefroy Brooks Under counter rectangular basin
Faucet	Lefroy Brooks Kafka Cross Handle 3-Hole deck mounted basin mixer honed
Showerhead	Lefroy Brooks 8" shower rose
Accessories	Lefroy Brooks



SPECIFICATIONS

UNITS 2, 3, 4, 5, PH

POWDER ROOM

Floor	Brushed Shadow marble slab with polished visne marble mosaic inlay
Accent wall	Limra Limestone, Chesterfield Carved Stone
Trim	Painted wood crown, baseboard, door and window casings
Toilet	Lefroy Brooks White Classic
Vanity	Custom pedestal
Counter	Polished Limra Limestone Slab
Sink	Under counter rectangular basin LW-7010
Faucet	Lefroy Brooks La Chapelle bridge mixer – Polished Nickel

GENERAL ITEMS

Doors	Double panel with custom molding
Hardware	Emtek knob and hinges
Electrical Service	225A Panel Size
HVAC	Unit to have 5 fan coil units with 4 zones for heating and cooling. Supplementary heating with forced hot water baseboards under windows in Living Room, Master Bedroom, and Master Bathroom. Master Bathroom has electric radiant heat. Fresh air will be provided into unit with humidification.

Developer reserves the right to substitute materials, appliances, equipment, fixtures and other construction and design details specified herein with similar materials, appliances, equipment and/or fixtures of substantially equal or better quality.



SPECIFICATIONS

AU PAIR UNITS

LIVING & KITCHEN

Floor	Hardwood
Walls	Painted
Sink	Elkay Signature Plus undermount stainless steel
Faucet	Grohe Minta single-handle pull down sprayer – Polished Chrome
Cooktop	Blomberg 24" freestanding gas range
Hood	Broan 24" under cabinet range hood
Microwave	Sharp countertop
Refrigerator/Freezer	Summit 28" counter depth bottom freezer
Dishwasher	Bosch 24" fully integrated dishwasher
Washer	Bosch 24" front-load washer
Dryer	Bosch 24" ventless electric dryer

BATHROOM

Sink	Kohler Verticyl rectangle undermount sink
Toilet	Toto Aquia 1 dual flush two-piece toilet
Tub	Kohler Bellwether 5' bathtub w/ integral apron Cast Iron
Faucet	Grohe Eurostyle cosmopolitan three-hole basin mixer – Polished Chrome

GENERAL ITEMS

Electrical Service	100A Panel Size
HVAC	Unit to have a single one-zone watersource heat pump. Fresh air will be provided into unit with humidification.

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