

FEATURES & FINISHES

DISTINCTIVE EXTERIORS

- Coordinated color schemes and architectural elevations, with Victorian styling consistent with Alexandria Old & Historic District standards
- Andersen windows
- Brick front, side and rear elevations on select units with historic masonry detailing
- Synthetic slate roofs with custom ball and spike finials on selected elevations
- Roof terrace with outdoor living area
- Two car garage with opener, keypad, and remotes
- Electrical outlets, front, rear and roof terrace
- Exterior hose bibs at the front, inside garage and roof terrace
- Distinctive paver sidewalks and alley paver accents
- Individual post lamps and accent lighting at front entrance and garage and roof terrace
- Concealed utility metering

ELEGANT INTERIORS

- Four finished levels
 - Entry level – 9' minimum ceiling height; selected homes 10' plus
 - Main level – 10' ceiling height
 - Upper and loft / terrace levels – 9' ceiling height
- Four stop elevator with paneled interior, bi-fold door and LED lighting
- Loft level living space with 3rd bedroom and full bath
- 5" Hickory hardwood flooring on entry and main levels and upper Level hall and owner's suite
- Oak stairs throughout
- Crown molding in foyer, den, living room and dining room
- 7 ¼" Baseboard trim on main level; 5 ¼" baseboard trim elsewhere
- 3 ¼" Door casing with plinth blocks

- Two panel semi-solid interior doors with chrome hinges
- Two tone paint package with McCormick Latex Supreme paint
- Laundry room with ceramic tile floor and washer and dryer connections
- Generous LED recessed lighting plan

DESIGNER KITCHENS

- Miele stainless steel appliance package including
 - French door refrigerator with panelized cabinetry front
 - Professional 6 burner gas range and hood with exterior vented exhaust
 - Convection wall oven and microwave
 - Dishwasher with panelized cabinetry front
- Quartz countertops with large quartz waterfall island
- 42" Full overlay frameless painted kitchen cabinets
- Subway tile backsplash with contrasting grout
- Under cabinet lighting
- Kohler Artifacts kitchen faucet
- Undermount stainless steel single bowl sink

BATHROOM DESIGN

- 12" x 24" Full height ceramic tile in owner's bath
- 10" x 14" Full height ceramic tile in secondary baths
- Quartz countertops in all baths
- Frameless glass shower enclosure in owner's bath
- Wall mounted, handheld and rain showers in owner's bath
- Kohler Forte polished chrome faucets in all baths
- Kohler Memoirs pedestal sink in powder room; porcelain undermount sinks in all other baths
- Elongated toilets in all baths

ENERGY EFFICIENT FEATURES

- Energy Star and National Green Building Standard (NGBS) certified
- Tankless hot water heater
- Energy Star rated refrigerator and dishwasher
- Energy efficient Andersen windows with Low-E glass
- Energy Efficient dual zone heating and cooling system featuring gas on entry and main levels and heat pump on upper and loft / terrace levels
- Passive radon system
- Advanced air seal package at exterior and party walls

SMART HOME AND SAFETY FEATURES

- Honeywell smart thermostat
- Kwikset smart front door lock
- USB ports (3) in kitchen and owner's bedroom
- Smart home solution system enabling remote control of entry door, garage door, HVAC, etc., including enhanced CAT6 wiring with 5 pre-wires
- Smart home integrated security system with keypad, exterior door protection and motion detector
- Smoke and carbon monoxide detectors with battery back-ups
- Fire suppression system

HOME WARRANTY FEATURES

- Pre-drywall homeowner orientation (if applicable)
- Pre-settlement homeowner orientation
- Comprehensive homeowner's manual
- 60 day post settlement customer adjustment
- Professional warranty corporation ten-year home warranty

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