

SPECIFICATIONS

GENERAL

- New Retirement Community Apartments
- Convenient & quiet location
- Indoor heated garage available
- Open concept designs
- Interior storage space available
- Elevator to all levels
- Intercom system for maximum privacy and security
- Automatic doors for easy access
- Exterior ramp for a barrier free building

OVERVIEW

- Approximately 564 to 865 square feet per unit
- Open living concept with convenient kitchen cabinets
- One and two bedroom units
- Ceramic/vinyl floor in kitchen, bathroom and entrance
- High quality imitation hardwood laminate flooring in living room, dining room, and bedrooms
- High-efficiency forced air natural gas heating system
- Large bathroom with bathtub or shower
- Convenient closet space
- Exterior covered balcony with glass railings
- Indoor heated parking garage with private remote control door opener available

LANDSCAPING

- Barrier Free concrete steps & sidewalks
- Fully paved driveway
- Parking spaces available outside for tenants and visitors

INSULATION & COMMON ASSEMBLIES

- Exterior walls R-24 with a vapor barrier for extra comfort
- Attic R-50 with a vapor barrier
- All steel insulated exterior doors
- High efficiency soundproofing system
- Double weather-stripping to all exterior doors
- Individual duct systems for each unit

MECHANICAL / ELECTRICAL

- All units are heated by natural gas high efficiency forced air system
- All units provided with central air conditioning system for high comfort
- Indoor garage heated by natural gas system
- 100 Amp electrical panel in each unit
- Stove and dryer duct conduit are ventilated outside
- Lighting fixtures in all rooms
- Stainless steel stove fans in all kitchens
- Outside ventilated fans in all bathrooms
- Intercom system at main entrance
- Ventilation system in indoor garage

EXTERIOR FINISH

- Designer stone and vinyl on front facade finish with window sills
- High efficiency vinyl siding for the exterior of building
- Maintenance free aluminum soffit and fascia
- Sand finish to exposed portion of foundation
- Roofing lifetime shingles with ice & water shield
- Covered balcony on first, second and third floor
- Lighting provided on each balcony

INTERIOR FINISH

- Modern open concept with living room and dining room
- Storage closet with shelves
- Storage space
- Colonial moldings throughout each unit
- Ceramic/vinyl floor in foyer, kitchen, bathroom and laundry room
- High quality imitation hardwood laminate flooring throughout the living room, dining room and bedrooms
- Kitchen with double stainless steel sink
- Three piece main bathroom with full ceramic walls for bathtub or acrylic shower
- Carbon monoxide detectors included
- Smoke detectors included
- Phone and cable wiring provided
- Professionally painted with flat ceilings throughout each unit

WINDOWS & DOORS

- Patio door of 6 feet
- Steel insulated with weather-strip exterior doors
- All colonial design interior door
- Large windows in living area
- PVC casement vinyl interior and exterior thermal windows for Low-E and Argon gas
- Window in living room, master bedroom and guest bedroom