

Included Features-Autobahn Realty, LLC 5 Unit Condo Garages

Rev. Dated 8/23/17

Appliances: All Whirlpool stainless steel, 36" counter depth French Door Refrigerator with ice maker and water dispenser, Microwave/hood 1000 watts-300 cfm fan, 24" Dish Washer w/hidden controls and heat dry, 30" slide in gas Range w/5 burners, self-cleaning oven.

Cabinetry: Medallion, Silverline, stained Maple cabinetry with solid wood frames, raised panel doors, full overlay, dovetail drawers, soft close doors and drawers in Kitchen. Crown molding on all upper cabinets. Vanities in both baths. Upper cabinets over Washer/Dryer. (see cabinetry layout exhibits). Satin nickel Westerly handles and knobs included.

Electrical: 200 Amp service per Electrical plan, qty 6-4' quad florescent fixtures in garages, Halo HT6 recessed lights and bulbs, all Decora switches.

All exterior, exit and emergency lighting. Broan bath fans w/ lights.

Plumbing: 50 gal. power vent gas water heater, 2 frost proof hose bibs. 1st Floor has American Standard White Cadet Pro 1.6GPF elongated bowl comfort height toilet, Fiberglass Shower, Moen chrome Vichy Lav faucet and shower trim in bathroom. 2nd floor has Moen spot resist stainless Arbor pull down faucet/sprayer and stainless-steel double bowl sink in kitchen, American Standard White Cadet Pro 1.6GPF elongated bowl comfort height toilet, undermount sink and Moen Brushed Nickel Voss Lav faucet and Moen Moentrol Tub Shower with Moen Voss brushed nickel Shower trim, 1-towel bar and toilet paper holder in bathrooms, Mustee utility sink and Moen Integra faucet in garage. Gas piping to deck for gas grill connection.

Trim Carpentry: 3 ½" casing on doors and windows including wood extension jambs, 4 ¼" baseboard trim package and stair stringers in solid wood. Installed wood floor in living area and kitchen. Bennett brushed nickel or oil rub bronze locksets and hinge bumpers, solid wood 2 panel paint grade interior doors.

Low voltage: 4 multi-media cable outlets (TV, Internet, etc.) one internet cable to exterior dish head end for internet service and one cable to exterior for a "TV dish".

Shower doors, frameless 3/8" second floor, full width mirrors in both baths.

Closets: one full length wire shelf and rod each.

Lighting: 2 pendants over Island, 1 fixture over mirror in each bathroom, 4-Ceiling fans (outlets wired for fans and lights in 2 bedrooms, living area and garage), ceiling fixture in Laundry room. Lights in each closet, hallway and stairwell.

Allowance for all lighting is \$2,000.00.

Counter tops: Group 2 granite with standard edge and undermount porcelain white bath sinks.

Carpet: \$30/sq. yd. Carpet and pad allowance for bedrooms and stairs.

Hardwood Flooring: Allowance \$4.50 per sq. ft. Prefinished.

Tile: Bath floor in garage and 2nd floor bath, shower pan and walls. Floor of hall from garage door to back door. Allowance: \$4.00 sq. ft. bath tile and \$2.00 sq. ft. garage level bath and hall. Straight patterns.

Paint: White trim paint package, up to 3 colors per condo on walls, ceiling white. Benjamin-Moore products.

Deck and Patio: Trex brand decking and alum. balusters trim with 42" tall railings. Concrete patio below deck.

Garage Door and Opener: Side shaft opener and insulated garage door with 3 windows. 2 remotes and keypad.

HVAC: Garage area: Reznor brand gas ceiling mount 75,000 BTU unit heater and thermostat. Living areas: Trane 92% efficient 80,000 BTU furnace and 3.0-ton 13 SEER air conditioner. Programmable Honeywell thermostat.

Insulation: R42 blown in ceilings and R19 batts in exterior walls. Sound batts in walls between condo units.

Windows and Doors: Sliding door to patio, vinyl dual pane Low E glass double hung windows. Steel insulated exterior doors with brushed nickel locking handle and deadbolts. Colonial grills between all glass in doors and windows. Bug screens on windows included.

Exterior: Full footing concrete foundation including insulation. Steel exterior and roof panels, masonry wainscoting, copulas, dormers and two-tone shake siding trim package. Asphalt parking lot with extra parking. Landscape package with bushes, trees, plants and grass.

Note: Autobahn Realty LLC may substitute similar products as available, alter designs as required and are not responsible for errors in Features offered. All selections must be made at Autobahn Realty LLC approved vendors.