

OPTIONS LIST - AUTOBAHN REALTY LLC

5 UNIT CONDO/GARAGES

revised 8/23/17

Appliances:

Kitchen and Laundry Room: Most manufacturers including but not limited to; Kitchen Aid, Sub Zero, Wolf, U-line, Zephyr, etc. Customized selections available from approved certified suppliers.

Whirlpool white 4.3 cu ft. top load washer and 7.0 cu ft. gas dryer

Cabinetry/Trim:

Oversize door and window casing (trim), wainscoting on walls, crown molding, priced with material selected from approved certified suppliers and design specifications

Custom cabinetry upgrade available as selected from approved certified designers and suppliers.

Upgraded Granite or Quartz countertops and edges from approved certified suppliers.

Stained solid wood panel door upgrades.

Schlage or Emtek door handle and hinge sets upgrade.

Sound resistant 5/8 inch drywall upgrade, pricing based on area coverage.

Custom closet shelving and window shade and blind packages available from approved certified suppliers.

Sound insulation batts between bedrooms, furnace and bath walls

Glass framed bypass ¼ inch shower door, first floor bath

Electrical:

Recessed 6-inch light on existing switch

LED trim for 6-inch recessed lighting

Electric Vehicle Charging Station: pre-wire for 40 amp, 240 volt

Dimmers, Lutron Decora Slide Type

2-wall sconces pre-wired with switch

Additional 110 Volt Duplex GFI Outlet

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Stereo Surround Sound Pre-Wire 16 ga. for 2 rear speakers

Combo Data/Phone Outlet home run

Phone charger USB wall outlet sub for 110 v outlet

Lighting fixtures and ceiling fan upgrades available from approved certified suppliers.

Under Cabinet lighting for Kitchen Upper Cabinetry w/LED strip lighting on one switch

HDMI Pre-Wire for HDTV: Up to 12' cable

Broan Quiet Bath Fan Upgrade

Security System: Ademco Lynx Touch , main alarm control, battery back-up, 1-keypad, 2 motion sensors and two door sensors, hard wired and trimmed

Wi Fi Honeywell HVAC Thermostat wired to alarm

Radio to arm/disarm alarm from smart phone or computer

2 Cameras and DVR viewable from smart phone or computer

Tile/Flooring :

Heated Tile Floor with programmable thermostat, second floor bath

Kitchen Backsplash installation between upper and lower cabinetry in on tile and standard pattern

Custom upgrades to materials and tile pattern installation pricing available including; porcelain, stone, glass, wainscoting, listels, borders, inserts, niches, and diagonal installation.

Carpeting and padding upgrades available from approved certified suppliers.

HW flooring upgrades available as a substitute for second floor bedrooms and stair/landing carpeting.

Vinyl/rubber tread and risers for stair coverings, based on material selected.

Garage Floor coating epoxy paint/flake application to Garage floor

Plumbing:

Kohler faucets, sinks, shower fixtures, toilets and sink upgrades available from approved certified suppliers.

Recirculating hot water pump and return line for instant hot water

Insinkerator ½ HP garbage disposal on decora switch

Shower Door, sliding 48" X 70" ¼" clear glass with chrome door bar

HVAC:

Ductless Garage Air Conditioning unit by Mitsubishi with remote and thermostat and dedicated electrical circuit

April-Aire Air Cleaner #2410

Other:

Velux 24 x 46 fixed skylight

All selections of materials and upgrades must be through Autobahn Realty LLC vendors. Prices subject to change.