

# Towne Properties Presents

2 Story w/ Basement

## 1503-1511 Elm Street

### SELECTION SHEET

#### Item

Item	Manufacturer/Style
10' First and Second floor ceilings	
Smooth Ceilings	
Roof	Firestone TPO, grey, 20 year warranty
Windows	Sun Windows, Aluminum clad wood windows, double hung, Low E glass
Gutters	24Ga. Prefinished w/ downspouts
Garage Door	Clopay 4053 Long Panel, insulated
Opener	Liftmaster 8355 Belt driven 1/2 HP
Front Door	Smooth fiberglass w/ sidelights and transom
Patio Door	Full lite Steel Door w/ double transom
Interior door style	8' Tall, Madison 1 panel, Solid core doors
Interior door HDWE	Dexter Solstice Lever locks, Satin nickel
Handrails	Horizontal Metal bars with wood cap.
Fireplace	Heat N Glo, Cosmo 42" Tonic Frame, Fog
Fireplace Surround	Valentino White Marble Mosaic
Built-Ins	Built-in Bookcases, 3 shelves with Lower Cabinets
Base	7" Flat baseboard 1st FLR, 5" 2nd FLR and Lower level
Casing	1x4 Flat casing
Dual Master closets	Custom California Closets
Closet Shelving	12" Free slide shelf and rod, and 12" Tight Linen
Window Blinds	2" Wood blinds
Patio Pavers	Oxford non-tumbled, Ivory
Patio Stoop and stairs	Moisture Shield Composite decking, Mahogany Aluminum Rail, Black

#### Paint

#### Sherwin Williams

Area	Walls	Flooring
Entry/Living Room	Neutral Ground SW7568	3 1/4" Oak Hardwood Color: Walnut
Dining Room	Neutral Ground SW7568	3 1/4" Oak Hardwood Color: Walnut
Family Room	Neutral Ground SW7568	3 1/4" Oak Hardwood Color: Walnut
Kitchen	Neutral Ground SW7568	3 1/4" Oak Hardwood Color: Walnut
Powder room	Accessible Beige SW7036	3 1/4" Oak Hardwood Color: Walnut
Stairs up and Hallway	Neutral Ground SW7568	Shaw New Venture 5C734-Canvas 103
Master Bedroom	Tony Taupe SW7038	Shaw New Venture 5C734-Canvas 103
Master Bathroom	Accessible Beige SW7036	12x24 Ceramic 8021122889368
Hall Bathroom	Perfect Greige SW6073	12x24 Ceramic Shakra Sand
Bedroom #2	Chatura Gray SW9169	Shaw New Venture 5C734-Canvas 103
Bedroom #3	Chatura Gray SW9169	Shaw New Venture 5C734-Canvas 103
Laundry Room	Ceiling White	12x24 Ceramic Sahara sand
Stairs Down	Neutral Ground SW7568	Shaw Chambers Bay EA608-Canvas 103
Study/TV Room	Neutral Ground SW7568	Shaw Chambers Bay EA608-Canvas 103
Lower Level Bath	Neutral Ground SW7568	12x24 Ceramic

Rec. Room (optional)	Optional	Optional
<b>Kitchen</b>		
Cabinets	BJTidwell, Monarch Collection, 42" Style: Shaker II, Painted: Urbane Bronze	
Pulls/Knobs	Rustic ware 940 SN	
Tops	Quartz Eclipse: Viatera Aria	
Backsplash	3x9 Glass brick Color: Pure Ivory	
Sink	Undermount Eclipse, VSR-3219	
Faucet	Eclipse, Niagra-KPS3031	
Disposal	In-sink-Erator IPRO-0750	
Dishwasher	Bosch: 24" SHX68TL5UC	
Counter Top Microwave	Kitchenaid: KCMC1575BSS, Convection	
Cook Top	Bosch: 30" Gas Stainless NGM8055	
Oven	Bosch: 30" Double Oven Stainless HBL865IUC	
Refrigerator	Bosch: 36" Counter depth French door bottom freezer Stainless B22CT80SNS	
Hood	Bosch: 36" 400 CFM DUH36252UC	
Pendants	Murray Feiss MP1372pn	
Under Cabinet Lights	Four	

**Powder Room**

Cabinet	BJTidwell, Monarch Collection, Style: Shaker II, Painted: Pewter	
Pulls/Knobs	Rustic ware 940 SN	
Top	Quartz: Viatera Aria	
Sink	White Porcelain	
Faucet	Delta 561 LF MPU Stainless steel	
Mirror	Mayfair, Silver Ice Framed	
Tissue	Moen, Mason Brushed Nickel	
Towel	Moen, Mason Brushed Nickel	
Toilet	Mansfield White Porcelain	
Vanity Light	Maxim M39913BCPC	
Tile	3x9 Pearl Satin, wall behind toilet/vanity to ceiling	

**Master Bath**

Cabinet	BJTidwell, Monarch Collection, 42" Style: Shaker II, Painted: Urbane Bronze Floating vanity with LED lighting below.	
Pull/Knob	Rustic ware 940 SN	
Top	Quartz: Minuet	
Sink	White Porcelain	
Faucet	Delta 561 LF MPU Stainless steel	
Mirror	(2) Essex, Crosshatch Silver Framed	
Tissue	Moen, Mason Brushed Nickel	
Towel	Moen, Mason Brushed Nickel	
Medicine Cabinet	Recessed w/ beveled mirror	
Toilet	Mansfield White Porcelain	
Water Closet door	Barn door track, HDW BD100K-09600SS Stainless steel	
Shower Floor	Penny Mosaic: Lt. Gray multi 100053255	
Shower walls	Contempo Style 12x24	

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Accent/Deco	Riva Lake, Linear Stick Mosaic Glass
Flooring	Heated Tile Floor w/ thermostat
Flooring	Contempo Style 12x24 8021122889368
Shower Valve	Delta T17251-H2O-SS
Diverter Valve	Delta T14051-SS
Rain Head	Delta RP70171-SS
Body Spray Jets (2)	Delta Trim T50210-SS, Head SH5000 Stainless steel
Handheld	Delta 57085-SS
Shower Door	Spleandor Elite Model 3860 Frameless hinged door 3/8" glass, Brushed Nickel
Vanity Light	Troy Lighting TB 1583PC

### Master Closets

Master 1 Shelving	California Closets, Custom white wood closet
Master 2 Shelving	California Closets, Custom white wood closet

### Hall Bath

Cabinet	BJTidwell, Monarch Collection, Comfort Height Style: Shaker II, Painted: Pewter
Pull/Knob	Rustic ware 940 SN
Top	Quartz: Everest
Sink	White Porcelain
Faucet	Delta 561 LF MPU Stainless steel
Mirror	Plate Glass 30"x40" Beveled Edge
Towel	Moen, Mason Brushed Nickel
Tissue	Moen, Mason Brushed Nickel
Medicine Cabinet	Recessed w/ beveled mirror
Toilet	Mansfield Comfort Height White Porcelain
Tub	Duravit Alcove Tub
Tub Valve	Delta Compel T17261 Stainless steel
Tub Walls	12x24 Sahara Sand
Accent/Deco	3x9 Titanium Satin
Flooring	12x24 Sahara Sand
Vanity Light	Quoizel QDW8603C

### Lower Level Bath

Cabinet	BJTidwell, Monarch Collection, 42" Style: Shaker II, Painted: Pewter
Pull/Knob	Rustic ware 940 SN
Top	Quartz: Everest
Sink	White Porcelain
Faucet	Delta 561 LF MPU Stainless steel
Mirror	Plate Glass 30"x40" Beveled Edge
Towel	Moen, Mason Brushed Nickel
Tissue	Moen, Mason Brushed Nickel
Toilet	Mansfield Comfort Height White Porcelain Elongated
Tub	Duravit Alcove Tub
Tub Valve	Delta Compel T17461 Stainless steel
Tub Walls	12x24 Georgette Light

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Accent/Deco                    3x9 Titanium Satin  
Flooring                        12x24 Georgette Light  
Vanity Light                    Quoizel QDW8603C

**Foyer Fixture**

Chandelier                    Progress Lighting PP7078104

**Dining Room Fixture**

Chandelier                    Eurofase E28068013 Kennedy linear pendant

**Family Room**

Ceiling Fan w/ Light        Fanimation FFPS7981BN

**Staiway Fixture**

Sconce                         Hinkley H5100AN

**Bedrooms and Lower Level Study**

Ceiling Fan w/ Light        Monte Carlo M5D152BSDL

**Security System**

Video door phone kit, Aiphone-AIP-JFS2AEDV  
Video Door station  
Vista 20P control panel  
2- LCD keypads  
2-Motion detectors  
2 Channel siren  
Power supply backup

**Electrical Specs**

150 Amp Service  
Recessed can Lighting  
Outlets                         Per Code  
Phone Jacks                    1  
Cable Jacks                    6  
Data Jacks                     8

**Plumbing Specs**

50 Gallon Electric water heater  
Ice Maker line  
Sump Pump                    Zoeller M53  
CPVC Water lines  
Hose Bibs

**HVAC Specs**

Carrier, COR Wi-Fi Thermostat  
Goodman 90% Efficient Gas furnace w/ 13 SEER Air conditioner

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Broan bath fans  
Vented Range Hood

**Insulation**

Green Guard Weather Resistive Building Wrap  
Air Infiltration package  
R-13 Ext. Walls  
R-19 Cantilievers  
R-38 Roof  
R-11 Sound Walls

**Structural**

Drain tile system w/ sump pump  
2x4, 2x6 wood framed walls 16" O.C. w/ 7/16" OSB wall sheeting  
Structural floor truss system w/ 3/4" OSB Sheeting  
Structural Roof truss system w/ 7/16" OSB Sheeting