

# SPINNAKER

## FEATURES & FINISHES



**AQUARIUS**  
ON THE BACK SHORE  
GLOUCESTER



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## Exterior

- Siding:
  - Cedar shingle and clapboard with stain and painted Boral trim – stain and paint colors selection by builder to be consistent with the color palette of the development
- Roof:
  - CertainTeed Landmark Premium Shingles (architectural style) - selection by builder
- Doors:
  - Jeldwen French Style full view single doors
- Windows:
  - Marvin Windows “Elevate Casement” collection
- Timbertech deck, 6”x 6” posts with Westbury Aluminum Railing System – selected by builder
- Brick Paver Patios – ground level – provided by builder
- Designer light fixtures – provided by builder
- Professionally landscaped with plantings, hardscape, irrigation system & lighting
- One car garage (Residences 6 & 11 only), private driveway all residences
- Guest parking
- Resident’s picnic area

## Interior

- Sherwin Williams paint – (1) trim paint color – selected by builder; allowance: (3) wall paint colors
- Designer Light Fixtures and recessed lighting – recessed lighting provided by builder. Surface mount light fixtures, to be selected by buyer – allowance: \$3,500.00. Vendor: Ferguson Bath, Kitchen and Lighting Gallery, Burlington, MA.
- Decora light switches
- Cable TV connections – family room, living room, all bedrooms and office
- Wired for CAT VI internet – family room, living room, all bedrooms and office

- Wired for telephone/landline – family room, living room, all bedrooms and office
- Designer plumbing fixtures – (3) full and (1) half bathroom Residences 6 & 11; (3) full and (2) half bathrooms Residences 7-10. Standard Kohler fixtures package with options for finish upgrades for each bathroom. See portfolio for standard package and finish options. Standard Kohler fixtures package allowance: \$7,500.00. Kohler and Kallista fixtures upgrade possible per the standard plumbing fixtures package rough-in fixtures and the classification and specification of the fixture.
- Designer tile – allowance: \$5.00/square foot plus tax
- Designer Bathroom Accessories: towel bars, robe hooks, toilet paper holders. Selections to be made by buyer – allowance: \$450.00.
- Designer tile – allowance: \$5.00/square foot plus tax – standard installation
- Custom designed bathroom mirrors – frames to match plumbing fixture’s finish
- Custom shower doors – frameless, low iron, 3/8” glass, trim to match finish of plumbing fixtures
- Central vacuum system
- Woodwork: consistent with the modern farmhouse design of this home
  - Modern door and window casings – 5/4”x 6” header with flat 1”x 4” side casings, pencil edge sills
  - Modern 5¼” flat baseboards
  - Berkeley Cove crown mouldings: kitchen, dining room, living room, family room and first and second floor bedrooms
  - “Modern Groove” – more commonly known as “Shiplap” paneling installed on first floor family room fireplace wall – 6’ height
  - Two panel Shaker wood doors
- Flooring:
  - Hardwood: 3” white oak throughout with Bona Traffic HD satin finish – staining is an optional upgrade per the sample stain colors provided by builder – upgrade: \$2.00/SF for hardwood floors plus

- Tile:
  - Bathrooms and laundry room – allowance \$5.00/ square foot plus tax – standard installation
  - First floor family room and bedroom – 8” x 36” “Excursion” porcelain tile – choice of (5) colorways
- Fireplace:
  - implifire Electric Fireplace with stone and mantel package – first floor family room and second floor living room

## Kitchen

- GE Cafe appliance package – Due to current inventory and shipping conditions, all appliances have been ordered and cannot be altered or changed.
  - 36” Café Series Counterdepth French door refrigerator/freezer – stainless steel/brushed stainless
  - Café Series Built-in Dishwasher – stainless steel/brushed stainless
  - Café Series 30” 6 burner dual fuel range – stainless steel/brushed stainless
- Sharp microwave drawer
- Avallon Beverage Center
- Zephyr Vista vent hood
- 30” Kohler “Strive” stainless steel undermount sink
- Kohler Pull-out Spray Faucet and Soap Dispenser – with option for upgrades; Kohler and Kallista upgrade possible per the standard plumbing fixtures package rough-in fixtures and the classification and specification of the fixture.
- Insinkerator disposal with push button
- Durasupreme semi-custom cabinetry
- Designer quartz, granite or marble countertops and tile backsplash
- Under cabinet lighting

## First Floor Laundry

- Washer and Dryer: Samsung stackable front load washer and dryer

## Utilities

- 200 amp electrical service
- Comcast internet/phone/television service
- Gas (LP) warm air furnace, three zones with A/C, with programable Wi-Fi thermostat
- Navien On Demand Tankless Water Heater
- City water & sewer with ejector pump