

SPINNAKER

FEATURES & FINISHES



AQUARIUS
ON THE BACK SHORE
GLOUCESTER

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 decks, 6”x 6”posts, Westbury Aluminum Railing System and drink rail – 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. 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. Kohler fixtures upgrade possible per the standard plumbing fixtures package rough-in fixtures and the classification and specification of the fixture.
- Designer Bathroom Accessories: towel bars, robe hooks, toilet paper holders. Selections to be made by buyer. Vendor: Ferguson Bath, Kitchen and Lighting Gallery, Burlington, MA.
- Designer tile – 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.

- Designer Tile: Vendor: Genrose Stone and Tile, Burlington, MA
 - ° Bathrooms and laundry room - standard installation
 - ° First floor family room and bedroom - 8" x 36" "Excursion" porcelain tile - choice of (5) colorways
- Fireplace:
 - Simplifire Electric Fireplace with stone and mantel package - first floor family room and second floor living room
- Durasupreme semi-custom kitchen and bathroom cabinetry - selected and installed by builder. Due to current inventory and shipping conditions, all cabinetry has been ordered and cannot be altered or changed.
- Designer quartz and granite countertops kitchen and bathroom. Vendor: Montes Marble and Granite, Atkinson, NH.
- Designer cabinetry hardware - Selections to be made by buyer. Vendor: Mack Designer Hardware, Burlington, MA.
- All closets - closet system and shelving. Wood melamine in primary bedroom walk-in-closet and first floor entry closet. All other closets plastic coated ventilated wire shelving
- Modern interior door hardware - Schlage custom "Latitude" lever with "Collins" trim; matte black finish
- Magnificent ocean views

Kitchen

- GE Café appliance package - Due to current inventory and shipping conditions, all appliances have been ordered and cannot be altered or changed.
 - 36" Café Series Counter depth 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 upgrade possible per the standard plumbing fixtures package rough-in fixtures and the classification and specification of the fixture.
- Insinkerator disposal
- 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

