

***Specifications Highlights***  
***1244 Washington Rd.***  
***Rye, NH***  
***Rev. 10/28/21***

**Architectural Features**

Engineered floor truss system for quieter floors  
Engineered roof truss system  
Water resistant exterior sheathing taped at seams to limit air intrusion  
2" fire wall between units provides fire protection and sound dampening

**Low Maintenance Exteriors**

CertainTeed Cedar Impressions and Mainstreet Siding  
Aluminum Fascia  
Azek vinyl composition trim boards  
CertainTeed Landmark roof shingles  
Metal roofing over front entries  
Fiberglass-stained exterior doors  
Overhead garage doors with durable driftwood look factory finish  
Paradigm vinyl windows  
Maintenance free Trex composite decking and black railing system on porches  
Walk out patios  
Beautiful community landscaping with irrigation

**Spacious Kitchens**

Fabuwood cabinetry with crown molding to ceiling  
Oversized island with generous seating  
Modern quartz countertops  
Tile backsplash  
Large pantry cabinet  
Stainless steel farmers sink  
Spot resistant stainless steel finish Moen faucet  
Icemaker water line for buyer supplied refrigerator  
Stainless steel appliances including gas range, built in microwave, recirculating vent hood and sensor cycle dishwasher

**Luxurious Bathrooms**

Fabuwood Cabinetry with quartz countertops  
Master Bath with tile shower  
Designer tile floors  
Guest bathtub with subway tile surround  
Undermount square sinks and Moen faucets  
White ceramic, elongated bowl, comfort height toilets

## **Elegant Interiors**

1/2" impact resistant radius drywall corners  
Benjamin Moore paint throughout  
Craftsman style square edge millwork  
Smooth painted ceilings  
Engineered hardwood wide plank floors on living room level  
Custom hardwood stair treads on 1<sup>st</sup> level stairs, stained to coordinate with hardwood floors

## **Fire Protection**

Fire sprinkler protection in each unit with exterior audible alarm and strobe.

## **Electrical**

Designer light fixtures  
Recessed lights  
Exterior light fixtures at garage and entries  
Prewired for cable  
Smoke detectors on each level and in every bedroom, hard wired with battery backup  
Carbon monoxide detector on bedroom level  
Exhaust fan in all bathrooms

## **Oversized Garages**

Fully drywalled with textured finish  
Garage door opener

## **Green Building Features**

13 Seer air conditioning	Energy Star Appliances
HVAC system with 96% efficient furnace, with 2 zones	Low flow plumbing fixtures
Insulated Air Ducts	Low VOC paints
Insulated low-e windows	On-demand hot water heater
Exterior sheathing with taped joints to limit air intrusion	Digital/Programmable Thermostats

## **Optional Features**

*Included in some units. Consult your broker for optional features included in your home*

Shower Doors on master bath Tiled shower  
Hardwood staircase to 3<sup>rd</sup> level  
Engineered hardwood in master bedroom and upper hallway  
Finished room behind garage  
Framed mirrors at each vanity

***All units are priced and sold as built. Please review your home thoroughly before purchase. These specifications are a guideline only and may vary in individual units. Each unit is being sold as is/as seen. Builder may make changes and substitutions based on product availability in their sole discretion.***