

BEACH COTTAGE SPECIFICATIONS

APPLIANCES

Kitchen	Sub-Zero 42" French Door Refrigerator with Internal Dispenser Wolf 36" Induction Cooktop Zephyr Hood Wolf E-Series Professional Single Oven Wolf E-Series Professional Speed Oven/Microwave Asko Dishwashers
Laundry	LG Stackable Washer/Dryer
Bedroom #2	Sub-Zero Undercounter Beverage Center with Freezer & Ice Maker
Terrace	Electri-Grill, 32" Built In

CABINETS

Kitchen	Flush Overlay, Shaker style with Shop Lacquer Finish Interior-Varnished Maple with Clear Shop Finish Self Close Drawers 6" Emtek PC Pull Hardware (Cabinets) 12" Emtek PC Pull Hardware (Drawers)
Bath Vanities Base	Custom Millwork Base with Lacquer Finish Open Legs with Drawers/Cabinets
Tops	3 CM Calacutta Quartz with 4" Backsplash
Kitchen Island	5 CM Calacutta Quartz
Kitchen Tops	3 CM Calacutta Quartz with Full Quartz Backsplash up to Cabinets

CEILING HEIGHTS

Great Room	14'
Kitchen	14' with Soffits to 9'/Cabinets Run to Soffit
Throughout	12'

DOORS/WINDOWS

Interior Doors	ECCO 8' Wood Doors, 1 ¾" Thick with Louver Detail Natural Color with High Gloss Varnish
Interior Doors Hardware	Emtek Chrome Finish Lever Handle
Sliders	ES 10' Impact Sliders, Durnar Sunstorm Arcadia Silver
Windows	ES Impact Windows, Durnar Sunstorm Arcadia Silver

MILLWORK

Appliances	Panels to Match Cabinets
Baseboards	8 ¾" Wood Poplar with Reveal Detail
Bed Walls	White Painted Shiplap
Ceilings - Great Room	White Painted ¾" Tongue & Groove
Ceilings - Kitchen	White Painted ¾" Tongue & Groove
Door/Window Casing	6 ¾" Wood Poplar with Reveal Detail
Terrace Ceiling	Stained Faux Pecky Southern Pine

OUTDOOR

Summer Kitchen	Built In Grill with a Pull Trash Bin
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OTHER

Closets
Landscaping
Purification
Roof
Safe
Smart Home

Textured Melamine Closet System
All Landscaping Around Home
Scent Air Purification System/Kills 99.9% Bacteria
Standing Seam Metal Roof, Slate Gray Color
Bdrm 2 & Owner Suite
TVs/HVAC/Music/Locks/Appliances

PAINT/WALLS

Base/Casings
Ceilings
Walls

Painted Satin Impervo Finish
Imperial Plaster Finish, Painted Latex Shell
5/8" GVW Level V, Painted Latex Shell

PLUMBING/FIXTURES

Disposal
Fixtures
Shower Drains
Shower Enclosure
Sinks - Bath
Sinks - Kitchen
Toilets

InSinkErator Disposal and Air Switch
Brizo Siderna Collection/Chrome Finish
Oatey Linear Stainless
Frameless 1/2" Glass
White Ceramic Rectangle Undermount
Stainless Undermount Single Bowl
Toto Elongated/Comfort Height

TILE

Bathrooms
Main
Shower Floor
Shower Walls

24" x 48" Porcelain Tile
11" x 71" Porcelain Plank
Pebble Rock
24" x 48" Porcelain Tile

OVERALL

Electronic Blinds Throughout
Drapes - Great Room & Owner Suite
Fully Furnished/Turn-Key and Well Appointed
Fans in All Bedrooms & Terrace
In-Ceiling Speakers - Great Room, Kitchen, Living Room & Terrace
TVs in All Bedrooms & Terrace

**Specifications subject to change per availability to be equal or greater value.*

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H | E | A | T | I | O | N
COMPANIES

 **Douglas Elliman**
Development Marketing



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