

18 Walnut Park

Developer Spec List

Foundation:

10" poured concrete walls on concrete flooring with 3000 psi mix, 4" concrete floors, moisture proofed with foundation sealer

Framing:

2x6 Exterior wall with 1/2" zip system sheathing. 3/4" dryguard subfloor

Roof:

5/8" zip sheathing, architectural fiberglass shingles, lifetime warranty, ridge and soffit vents

Insulation:

Roof line R38 Open Cell Foam
Exterior walls R20 UF Fiberglass Batts w/Poly (Vapor Barrier)

Interior Ceilings:

1/2" Blue board with smooth plaster with 2 coats of ceiling white paint

Interior Walls:

1/2" Blue board with smooth plaster with 2 coats of paint, white or off-white throughout

Trim:

7 1/4" base boards, 5 5/8" crown molding, 3 1/2" Windsor casing

Doors:

Solid interior doors with **Jeld Wen** windows

Heat/Air:

Heat is gas-fired forced hot air with electric central air conditioning

Hot Water:

Gas fired hot water tank

Electric:

New 200 amp overhead service

Fireplace:

Heatilator Caliber designed Series 36" traditional style see-through fireplace.
Model #GDST4336I

Cabinets:

The kitchen will be a soft contemporary design with painted cabinets.

Quartz Countertops:

Kitchen

Appliances:

Thermador Brand gas range, hood, dishwasher, refrigerator, microwave and disposal.

Flooring:

3 1/4" Red Oak Select flooring with 3 coats of polyurethane

Bathrooms will have Ceramic tile on floors and walls

Allowance for basement carpet is \$2,400.00

Master bathroom has radiant heated floor

18 Walnut Park Interior Colors

Panda White - Attic family room, stairwells, hallways, entry foyer, basement

Whisper - Master bedroom

Dover white - Master bathroom

Opaline - Bedroom 1

Sedate Gray - Bedroom 2

Nonchalant white - Kitchen

Accessible beige - Living Room

Moth wing - Accent wall in living room

Subway tile - Powder room

Sagey - Other bathrooms

Information is provided by Seller without further verification. Prospective Buyers are advised to verify this data.