

The following notes of interest are provided by the developer:

61 Brooks Avenue

Spec List

Foundation:

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

Framing:

2x6 Exterior wall with ½" zip system sheathing. ¾" 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:

½" Blue board with smooth plaster with 2 coats ceiling white paint.

Interior Walls:

½" Blue board with smooth plaster with 2 coats 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 Designer Series 36" Traditional Style See-Through Fireplace. Model #GDST43361.

Cabinets:

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

Quartz Countertops:

Kitchen

Appliances:

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

Flooring:

3 ¼" Red Oak Select Flooring with 3 coats of polyurethane.

Bathrooms will have Ceramic Tile on floors and walls.

61 BROOKS AVENUE INTERIOR COLORS (both units):

- Formal Dining/ Living Room: Accessible Beige SW703 & Accent Wall: Moth Wing SW9174
- Kitchen/ Dining Room: Nonchalant White SW6161
- 3rd Floor Family Room: Panda White SW6147
- Basement: Panda White SW6147
- Bedroom 1: Eaglet Beige SW7573
- Bedroom 2: Sedate Gray SW6169
- Bedroom 3: Opaline SW6189
- Master Bedroom/ Master Bathroom: Whisper CSP-500
- Bathrooms: Sagey, Dover White
- Mud Room: Subway Tile
- Hallways/ Stairwell: Panda White SW6147
- Trim: Decorators White Semi-Gloss CC-20

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