



COTTAGE BROOK CONDOS

Exhibit A: Standard Unit Features

The following specifications are for information purposes only, they will be subject to change until the time of contract execution. The developer reserves the right to substitute manufacturers or suppliers of equal or greater value for the below specifications at any time.

Foundation/Basement

- Full Basement
- Two car garage
- 8" x 7'-10" concrete basement walls
- 4" reinforced concrete basement floor
- Interior and exterior foundation drains
- Optional full daylight basements (some units)
- Optional slab on grade in lieu of full basement (some units)

Framing/Structure

- 2 x 6 @ 16" OC Exterior walls
- 2 x 4 @ 16" OC interior walls
- ½" Zip System exterior wall sheathing
- 2 x 10 floor joist
- ¾" T & G Advantex sub floor
- Engineered truss roof system
- 5/8" Advantex roof sheathing

Standard Energy Savings

- Energy efficient vinyl windows and patio doors with Double pane high performance low E glass
- Premium grade insulated entrance door.
- Maytag Stainless Steel appliance package:
 - MF12570FEZ French Door Refrigerator W/ water & ice
 - MER6600FZ 30"Electric smooth-top Range; 5.0 Cu ft. oven
 - MMV4205FZ Over the Range Micro hood (w/ recirculation fan)
 - MDB8959SFZ Built-in dishwasher, E-Star
- Insulated cottage style steal garage door with opener
- Full storm combo screen door
- R-21 Owen Corning insulation in all exterior walls
- R-49 insulation main ceiling
- (See optional list for super insulation packages)
- Energy efficient Baxi propane fired boiler, forced hot water heat system (two zones) with on-demand hot water from boiler.

Exterior Finishes

- Superior grade "Certainteed" vinyl siding (colors by developer)
- 30 year "Certainteed" Architectural roof shingles
- Cottage style front porch trimmed with PVC decking
- Cottage style front gable trim with PVC board
- Cottage style garage doors
- 12x12 decorative rear patio (pavers) with granite step (non-daylight units)
- 10 x 12 rear deck with PVC decking and vinyl rail system (daylight units)
- Asphalt driveway
- Decorative walkway (pavers)
- Two outside sillcocks
- Two exterior outlets
- Exterior lights by developer (one by each door)
- Gutters included over garage doors and front porch

Interior Finishes

- Sheetrock and painted walls
- Cathedral ceiling in living room
- Tray ceiling in master bedroom
- Choice of three wall colors (possible add for dark colors)
- One wall color on trim
- Colonial trim package 3 ½" for doors and windows, 5 ½" baseboard trim (painted)
- 6 panel molded masonite doors (solid core) nickel, Plymouth style hardware
- Hardwood flooring in living and dining area, by developer (2 ¼" red oak)
- Hardwood flooring in entry and kitchen, by developer (2 ¼" red oak)
- Tile flooring in both baths (\$8.50 sf. allowance, to cover material and install)
- Tile flooring in laundry (\$8.50 sf. allowance, to cover material and install)
- Carpet in bedrooms and closets (\$21.50 sq. yard allowance, to cover material and install)
- Custom Built kitchen cabinets with Granite Tops (see standard kitchen specifications).
- Custom built Bath vanities. Master vanity to be 60" long, spare bath vanity to be 42" long. Vanity height to be 34". Solid color Swanstone Tops
- (See option list for more kitchen upgrades)

PLUMBING: Note-all model numbers and items are subject to change

Kitchen

- Badger 5 garbage disposal
- Kohler Faucet, Bellera 560VS
- Kohler Stainless steel kitchen sink, K-3346-3
- **Granite Option-Sterling 11600 Undermount sink

Master Bath

- Oasis 48 x 36 Shower unit
- Kohler (Coralais) tub/shower valve
- Kohler bath sinks-Kohl Bryant oval 2699-4
- Kohler-102740-0 Forte Lav Faucet
- Kohler- Wellworth K-3979-wh Comfort Height Toilet

Guest Bath

- Oasis Tub & Shower unit
- Kohler (Coralais) tub/shower valve
- Kohler bath sinks-Kohl Bryant oval 2699-4
- Kohler-102740-0 Forte Lav Faucet
- Wellworth K-3979-wh Comfort Height Toilet

Misc.

- First floor washer dryer hookup
- Custom wire shelving in all linen, pantry and clothing closets,
- \$650 allowance
- Mirrors, towel bar and paper holders, \$650 allowance

Note

Options will be gladly priced and may be included provided they are selected prior to commencement of construction; all payment for options shall be paid upon the execution of a change order. Change orders may or may not impact the completion date of the unit.