

Standard Features

Exterior and Interior Features:

- **15 year, 100% tax abatement** on the improved value
- Three and two-story units available, three story units with beautiful third level room which would be great as a bedroom, family room, office, den, or media room
- Two finish packages available: The Stern Package and the Viccellio Package
- **All units include private exterior decks with amazing German Village and Downtown views**
- Decks include a metal railing with wood cap, hot and cold water hookups, natural gas connection, and a Skypaver decking system by Firestone
- **All units include a private, attached, two car garage** with a WiFi enabled, belt driven, Liftmaster garage door opener with exterior keypad
- Finished drywalled garages with insulated steel garage doors
- All units include **amazing ceiling heights** and room volumes
- Selected units have double-high spaces, two-story units have vaulted bedroom ceilings
- **Hard wood flooring** throughout living spaces, kitchen, and corridors (American White Oak or Walnut), with carpet in bedrooms
- 7' solid wood interior doors with high quality Schlage door hardware
- Solid wood painted window sills with drywall window jambs and heads
- Gas line in place, ready for a fireplace in the living room
- **Beautiful windows! Daylight provided by 36" wide x 84" tall operable high efficiency windows** in living space, by Quaker. Windows include screens, a black exterior and white interior.
- **Custom commercial grade aluminum windows in entry and stair corridors.** These windows have black frames with integral grid, are dual pane and argon-filled.
- Mansard skylights in 3-story units
- Architectural stair detail with metal baluster and wood cap
- **Second floor laundry** to fit full sized, side by side washer and dryer
- **Furnace and air conditioner by Lennox**
- **Nest thermostats**
- **Recessed LED lighting** throughout with dimmable fixtures in major spaces
- Pre-wired for digital cable service (CAT6)
- Hard wired smoke detectors
- **Acoustic separation** between each Townhaus provided by a double 2x6 stud wall and acoustic batt insulation
- Private semi-enclosed area near each rear entry for personal refuse collection
- Beautiful exterior sconces positioned to highlight the architecture and provide safety
- **Standing seam metal roofing** at all pitched roofs
- Rear and patio doors are solid core with large glass windows
- Garden spigot located near each front and rear entry

* See finishes guide for colors, finishes, and fixtures. Standard features and finishes subject to change. August 29, 2018.

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Kitchen Features:

- Quartz counter tops with undermount stainless steel chef's sink and Delta faucet
- Marble island counter tops standard in Vicellio units
- Custom hard wood open shelving to match flooring
- Cabinetry has solid wood frames, fronts, and drawers, constructed with dovetail joinery and soft-closing hardware
- 42" high upper cabinets to maximize storage
- Under cabinet lighting
- Beautiful KitchenAid appliances with upgrades available
- Large island with under counter microwave and optional beverage fridge

Available Upgrades:

- Nest security system
- Fireplace in living room
- Marble counter tops
- Third floor kitchenettes
- Rooftop exterior grill
- Black stainless or premium line appliances

Master Bath Features:

- Luxury shower standard with Kohler Purist fixtures, tile surround and floor, and in-wall storage niches
- Frameless 3/8" tempered glass shower surround
- Custom wood framed mirror
- Full height storage cabinet
- 42" high tile on vanity wall

HOA Features:

- All exterior maintenance
- Snow removal
- Landscaping

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