

## **EXCLUSIVE FEATURES TO OLD MILL LANE – UNIT #6**

EFFECTIVE AUGUST 18, 2011

The following luxury features are included in Old Mill Lane – Unit #6 and supersede any specifications mentioned in the schedule of Standard Features:

### **Structural Upgrades**

- 9' ceiling on main floor with vaulting as per plan. All ceilings are smooth finish
- Large covered concrete patios
- All stucco exterior
- Upgraded windows with "SDL" – simulated divided lights
- 40 year shingles with 1/2 spruce plywood

### **Plumbing and HVAC Upgrades**

- Ceramic tile frameless glass shower with "Kerdi" waterproof membrane in ensuite. Includes Riobel shower system with 8" rainhead on 3" vertical arm with handheld shower
- Two sinks in ensuite bathroom – Upgraded to American Standard rectangular Studio undermount sinks
- Granite composite Kindred KGDCR1U/8 undermount sink in kitchen with Delta Grail pull down spout faucet
- Central Air Conditioning – Carrier 13 Seer

### **Electrical & Lighting Upgrades**

- Undercabinet lighting in kitchen
- 8 exterior pot lights
- 20 interior pot lights - insulated low voltage
- 1 shower pot light – insulated
- Upgrade to wall hood in kitchen (Airmec MERCURIO – ARMER 30W3SS)
- Automatic garage door opener and 2 remotes

### **Exterior Door and Garage Door Upgrades**

- Upgrade front door to Therma-Tru Classic\_Craft Rustic Collection (CCR205) door
- Upgrade garage door to Richard-Wilcox "Waterloo" insulated garage door with "Linwood" glass

### **Stairs, Railing and Trim Upgrades**

- Oak stairs from main floor to basement with custom designed handrail and custom square spindles with metal ends
- Upgraded trim package – 3" combo casing with 5 1/4" baseboard in fingerjointed pine
- Ceiling cove in dining room
- French doors with transoms (4)

### **Basement Finish**

- Fully finished family room with carpeting (from Builder's standard samples)
- Fully finished 3pce bathroom

### **Flooring Upgrades**

- Alabastro 20x20 tile in foyer
- Standard ceramic tile in laundry and all baths
- Wire brush solid oak hardwood flooring in main floor hall, kitchen, dining, living, master bedroom and bedroom #2

### **Kitchen, Bath and Laundry Upgrades**

- Custom kitchen, bath and laundry cabinetry by allowance (Total allowance: \$23,450.00 incl. taxes)
- Granite countertop in kitchen and servery area (Level 3 granite) – Included in total allowance amount
- Granite countertop in ensuite (Level 3 granite) – Included in total allowance amount

### **Exterior Landscaping and Driveway Upgrades**

- Interlocking brick driveway and front walkway (as per Builder selection)
- Sodded lot
- Underground sprinkler system
- Pressure treated wood privacy screen at rear covered porch

### **Other Upgrades**

- Walk-in closet with white built-in melamine shelving
- Cultured stone at gas fireplace in great room including stained wood mantle
- Stained oak built-in cabinetry between fireplace and back wall of great room