



1349 South Wabash Private Residences Standards

Flooring:

- Residential entrance foyer, kitchen and living room area including all hallways, closets and utility room shall be large ceramic tile or manufactured floors, buyer to choose colors from Developer's stock.
- Bedroom will be carpeted, buyers choice of colors from Developer's stock.
- Additional types of flooring available as an upgrade.

Kitchen:

- Designed in Italy built in Italy cabinets. Buyer to choose cabinet color from Developer's standard stock. Additional styles and color and manufactures available as an upgrade.
- ¾" granite counter tops, Buyers color choice from Developer's stock.
- Stainless steel (drop-in) self-rim double bowl sink per plan.
- Island with ¾" granite top with overhang per plan.
- Under cabinet lighting.

Kitchen Appliances:

- Stainless Steel Refrigerator.
- Stainless Steel Microwave installed over the cook-top.
- Stainless Steel Gas cook-top and oven.
- Stainless Steel Dishwasher.
- Designer Kitchen faucet and stainless steel sink from Developer's standard stock.

Windows:

- The building will have single hung thermo insulated opening windows and sliding glass balcony doors per plan.
- Please note: Studio unit does not have a balcony.

Ceilings:

- Ceilings will be a flat surface with a nine foot height.

HVAC:

- Zoned four pipe energy efficient central heating and air-conditioning system. You will have heat or air conditioning when you want it.

Hot Water:

- Hot water will be delivered to each unit via a central hot water heater.

Washer / Dryer Closet:

- All units will have a washer/dryer closet with water hookup and ceramic flooring with an electrical outlet.

Lighting / Electrical:

- Entrance lighting.
- Kitchen track lighting.
- Surface mounted junction box with switch in living area.
- Light fixtures in dining area from Developer's stock per plan and each bedroom no fixture furnished.
- White toggle switches and outlet covers throughout per plan.
- State of the art lobby entrance intercom system.
- Telephone, DSL, CAT-V wired in living room and bedrooms per plan.

Doors:

- Painted entry door to each unit with eye viewer and spring hinge.
- Painted interior doors.
- Chrome designer door hardware.

Closets:

- White vinyl-clad wire closet shelving.

Gas Fireplace:

- Available as an upgrade in some units – see unit floor plans.

Master Bath:

- Vanity mirror with overhead lighting.
- Ceramic tile floor and shower surrounds per plan.
- Designer vanity base with sink.
- Chrome plumbing fixtures.
- Designer tub with shower per plan.
- In wall medicine cabinet per plan.

Guest Bath:

- Ceramic tile floor and shower surrounds per plan.
- Designer vanity base with sink.
- Vanity mirror with overhead lighting.
- Tub or shower per plan.
- In wall medicine cabinet per plan.

The Developer reserves the right to change floor plans to accommodate structural and mechanical elements. Prices are subject to change without notice. Plans are artist's renderings. Dimensions are approximate and should not be used as precise measurement in establishing value or the placement of furniture. All plans and specifications are subject to change and revisions without notice. Building materials are subject to be changed or substituted at Developer's sole discretion and without notice.