

# Lake Park Rowe Homes

## Home Features

- 10 new brick construction row homes with architectural limestone details
- Portico entrance walkway
- Unobstructed Chicago skyline and Lake Michigan view from the front terrace facing the North
- 2800 square feet, 4 bedroom, two and ½ bath
- 3 ¼" Oak Hardwood Flooring throughout with 3 coats of polyurethane
- Custom Recessed Lighting Throughout
- Solid Core Panel Doors Throughout, including closets
- Two car heated attached garage
- Electric fireplace
- Climate Guard 2000 casement Windows
- 4 Exterior (balcony, terrace, patio) outdoor spaces for entertainment in rear and front
- High end MB closet, with wood laminate shelving
- White painted wood trim throughout
- Privacy backyard fence
- Ring Doorbell system
- Wet Bar with beverage center at 4<sup>th</sup> floor entertainment area

## Kitchen

- Stainless Steel Appliances
- Bosch Refrigerator/Freezer
- Bosch 36-inch 6-burner Range
- Bosch Dishwasher
- Danby Wine Cooler
- Zephyr chimney hood
- Sharp Micro-drawer
- 50" Custom Wood Cabinets
- Under-cabinet lighting
- 1 ¼ "Quartz or Natural Stone Countertops (to be selected by purchaser, from builder's selection)
- Double Bowl Stainless Steel Under-Mount Sink (single bowl optional)

- Garbage Disposal
- Chrome Designer Faucet with removable Sprayer
- Oversized Island
- Bar/Buffer with glass top cabinets

## Master Suite

- Oversized custom Walk -In Closet
- Double Bowl Square Sinks
- Custom Built Vanity with ¾ in Quartz or Natural Stone Countertops
- Toto Commode
- Designer Faucets
- Electric Heated Floors
- Separate Deep Soaking Tub with faucet and extra hand-held sprayer
- Spacious Stand Up Shower with body sprays
- Porcelain Flooring, Tub & Shower Surrounds
- Choice of tile from builder's selection
- Large Custom mirror above Vanity

## 2<sup>nd</sup> Bath

- Porcelain Tile floor and tub surround
- Custom Built Vanity
- 1 ¾ in Quartz or Natural Stone Countertops
- White Porcelain Under-mount Sink (oval or rectangular)

## Powder Room

- Custom Built Vanity
- ¾" in Quartz or Natural Stone Countertops
- White Porcelain Vessel Sink
- Toto Commode
- Hardwood Flooring (tile optional)
- Rectangular Mirror above sink

## Laundry

- LG Front load Washer & Dryer

## Mechanicals

- 2 High efficiency 95% 60,000 BTU HVAC units; 2 systems operated with 2 Nest thermostats; 13 Seer rated AC units
- 5+1 sound system pre-wire in living room
- Pre-wired for sound in Master Bedroom, 4<sup>th</sup> floor terrace, and Master Bathroom
- Aprilaire Humidifier
- Pre-wired for network and cable; network distribution center
- Smoke and Carbon Monoxide Detectors hardwired
- 200amp electric service
- Roof construction out of CDX plywood
- Tankless Water Heater (endless hot water)

## Soundproofing/Insulation

- R-49 value roof insulation
- Sound insulation between bathroom and utility room walls

## Allowances (including tax)

- Lighting (outside of recessed lights) \$1500
- Cabinet knobs- \$5 per knob
- Kitchen backsplash - \$12 per sq ft
- Paint - 3 neutral colors with Sherwin Williams flat paint
- Closets allowance - \$2,500
- Chrome finish is standard Brushed Nickel - \$750 extra
- Standard light switches included
- Dimmer switches - \$60 per switch extra
- Fireplace surround 1 tile wide - standard \$5 per sf. allowance
- Bath accessories - \$40 per bathroom
- Kitchen faucet - \$130
- Bath faucet - \$60

# OAKLAND | NORTH KENWOOD

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