

58 Matthew Lane

SPECS - Outside

Driveway - asphalt
Bushes - existing bushes
Irrigation - Hunter Clock & heads and a second water meter
Lawn - Hydroseed or grass seeds
Gutters - aluminum

SPECS - Inside

Appliances:

- General Electric Microwave - GE - Jen 3150 or equivalent
- Dishwasher - Bosch SS - SHE44C05UC
- Range - 30" propane or electric
- Range Hood
- Garbage disposal

Kitchen & Bathroom cabinets - Kingswood Cherry stain, mahogany; similar quality to 55 Matthew Lane. Classic base cabinets; Capri - wall

Kitchen & Bathroom countertops - granite 1 ¼ inch thick; butterfly green with 4" splashback - sinks & faucets same as 55 Matthew Lane.

Toilets - Kohler (same as 55 Matthew Lane)

Vacuum Cleaner - Nutone

Alarm System - to be finished

Tiles:

- Bathrooms & Laundry room floors
- Wall tiles - main bath around tub; master bath 2 rows around whirlpool tub

Hardwood floors on all floors except bathrooms and laundry room; white oak 2 ¼ inch x ¾ inch
3 coats (1 seal, 2 poly)

Garage Door Opener - Liftmaster

Doors - 2 panel Roman solid core Masonite & hollow core

Hardware on doors - same as 55 Matthew Lane

SPECS - Inside (cont.)

Base boards:

- 1st floor - MDF 9/16 inch x 7 ¼ inch speedcase
- 2nd floor - MDF 5/8 inch x 5 ¼ inch - speedcase

Crown Molding - same as 55 Matthew Lane

Staircase/Main - same as 55 Matthew Lane

Staircase/Basement - plywood treads

Columns (Dining room & living room) 8 inch round; fiberglass with caps and bases

Fireplace Mantel - same as 55 Matthew Lane

Door casings - same as 55 Matthew Lane

Closet shelves - same as 55 Matthew Lane

Air conditioner - 2 condenser units - outside; 1 air handler - attic, 1 air handler - basement

Paint:

- ceilings - 1 color
- walls - 1 color
- doors, casings, baseboards - 1 color

Lights - included are existing recessed lights, closet lights; basement & garage lights

Ceiling Fans - 2

First floor bath will have a pedestal instead of a cabinet