

1320

MAYFAIR



SPECIFICATIONS

EXTERIOR DESIGN & SPECIFICATIONS

Exterior Stucco Color: SW 7633 Taupe Tone {click here for exterior photos of [back exterior](#), [side exterior](#), [front exterior](#)}

Roof: TPO "Thermoplastic Polyolefin"

Garage Door: IN Progress: Greylight Tempered Fullview Glass Windows with brown balau wood or black trim. {click here for [example #1](#) and [example #2](#)}

Exterior Railing: Black horizontal metal

Front Door: As seen on site, currently installed.

CUSTOM GOURMET KITCHEN

Custom Micro-Shaker Style Overlayed Doors and Drawers in White Oak Matte Finish

Rectangular Stainless Steel undermount Kitchen Sink {[click here for example photo](#)}

Countertops: IN PROGRESS – Quartz

Garbage Disposal: Air actuated push button on countertop

Appliances:

{[click here to view Thermador and Zephyr appliances](#)}

{[click here to view Elbrus Pitt Cooktop](#)}

CUSTOM CABINETRY – CLICK FOR CONCEPTUAL DRAWINGS [PART 1](#) & [PART 2](#)

Pantry: Micro-Shaker Style Overlayed Doors and Drawers in SW 7015 Repose Gray. (3) Upper exposed shelves to be in White Oak Matte Finish

Master Vanity: Micro-Shaker Style Overlayed Doors and Drawers in Walnut Matte Clear Finish

Bathroom #1, #2, #3 Vanities: Micro-Shaker Style Overlayed Doors and Drawers in SW 7015 Repose Gray

Powder Room Vanity: Micro-Shaker Style Overlayed Doors and Drawers in Walnut Clear Matte Finish

Laundry Room A: Micro-Shaker Style Overlayed Doors and Drawers in SW 7060 Attitude Gray

Laundry Room B: Micro-Shaker Style Overlayed Doors and Drawers in SW 7060 Attitude Gray. (2) upper exposed shelves to be in White Oak Matte Finish

Bar: Micro-Shaker Style Overlayed Doors and Drawers in White Oak Matte Finish. (3) Upper exposed shelves to have grooves for under shelf lighting

Countertops: IN PROGRESS – Quartz all locations with a sink to receive countertops and 4" countertop backsplash.

INTERIOR DESIGN & SPECIFICATIONS

Interior Fireplace: [Ecosmart 68" Built-In Flex Bench](#) bioethanol

Matte Black Modern Door Handles

Flooring: White Oak 9.5" Pre Finished Wood (Model Name: Sahara)

Step Tread: White Oak step treads stained to match flooring as closely as possible

Interior Stair Railing: Knee wall with White oak top and Black Metal Grab Bar

Toilets: Reno 1Piece 1.1/1/6 GPF Siphon Dual flush Elongated ADA Chair Height Toilet in Crisp White, Seat included

Shower and Tub Trim: Kohler

Shower Glass: 3/8" seamless shower glass with minimal hardware to match plumbing finish of each bathroom.

Mirrors: Frameless backlit mirrors, approximately 42" high, 2-4" less than vanity width at each vanity.

[{click here to view plumbing, lighting, and hardware}](#)

Sinks: White undermount rectangular Bathroom Sinks. [{click here for example}](#)

Tile: [{click here to view tile selections}](#)

Interior Paint: Flat on walls, SW white color

Interior Doors: Solid core white oak doors

Baseboard: Floating reveal [{click here for example}](#)

LANDSCAPING / EXTERIOR DETAILS

Zoysia Grass

3-zone programmable irrigation system

10-15 small shrubs at front/ side of house

Mulch

(2) Hose bib connections

POOL

14'x28' Pool water area

7'x7' Spa within the pool

Includes 6'x6' sun ledge with entry steps and deep end bench

3.5' to 5.5' pool depth

Heated, Saltwater

Pentair pool equipment package (3 year equipment warranty)

Variable speed pump and automation control

Wireless Iphone/ Android app control capabilities

Interior pebble finish in aqua blue

6"x6" Waterline tile – SELECTION IN PROGRESS

Coping/ Pool Decking – Travertine

MASTER BATHROOM

Freestanding Tub and Filler

Shower Glass: 3/8" Seamless Glass with black hardware

Vanities: Custom Cabinetry in Natural Walnut with Marble Countertops

CLOSETS

Secondary Closets: Paint-Finished Wood Shelf with Chrome Metal Rod for Hanging

Master Closet: Custom Soft-Close Design

WATER HEATER / HVAC

Navien NPE-240A@-199,000 BTU High Efficiency Tankless Water Heater

1-4 Ton Goodman SD System 17 Seer, 96% Gas Furnace

1-3 Ton Goodman SD System 17 Seer, 96% Gas Furnace

ELECTRIC

CAT 6

2" LED Can Lights Throughout the Interior

LED lighting in all shower niches

LED staircase wall lighting for steps

DOCUMENTS

STRUCSURE HOME WARRANTY

[Click Here For Document](#)

IRRIGATION SYSTEM CONTROL MANUAL

[Click Here For Document](#)

WOOD FLOOR TREATMENT*

When dealing with wood flooring, it's advisable to opt for a milder solution of vinegar, such as mixing 1 cup of vinegar with 1 gallon of water.

**Kindly be aware that hardwood flooring naturally expands and contracts, particularly with fluctuating seasons and temperatures. We advise maintaining a consistent indoor temperature to reduce significant shifts, even when the house is unoccupied during travel.*

HOUSE PLANS*

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