

T W E L V E

O N

B E R N E

Standard Features

General Layouts:

Units 2-6 and 8-12: 3 bedrooms, 3 full baths, 2 half baths

**Basement half Bath can be Upgraded to Full Bath. Ask agent for pricing information*

- Level 1 - Basement: 2 car Garage, Flex Room with Half Bath and closet. 9'-0"ceiling height
- Level 2 - Main Level: Covered Front Porch, Front Entry, Dining Room, Kitchen, Living Room, Rear Deck, and Half Bath. 10'-6"ceiling height
- Level 3 - Master and Guest: Primary Bedroom, Primary Bath, and walk-in closet, Guest Bedroom, Guest Bath, and closet, and Laundry. 9'-0"ceiling height
- Level 4 - Guest/Bonus: Guest Bedroom / Bonus Room, Guest Bath, and walk-in closet and Rooftop Entertainment Deck. 9'-0"ceiling height

Units 6 and 7: 4 bedrooms, 3 full baths, 2 half baths

Basement half Bath can be Upgraded to Full Bath for \$8,500

- Level 1 - Basement: 1 car Garage, Flex/Office, Guest Bedroom with Half Bath and closet. 9'-0"ceiling height
- Level 2 - Main Level: Covered Front Porch, Front Entry, Dining Room, Kitchen, Living Room, Rear Deck, and Half Bath. 10'-6"ceiling height
- Level 3 - Master and Guest: Primary Bedroom, Primary Bath, and walk-in closet, Guest Bedroom, Guest Bath, and closet, and Laundry. 9'-0"ceiling

Bathrooms:

- Full overlay euro-style bath vanities, with soft close doors and drawers
- Quartz countertops for all vanities.
- Delta Shower and Tub faucets with custom slide bar and rainhead system in Master Bath shower
- Kohler Elmbrook tubs
- Kohler Gleam toilets
- Humid sensing fans in Master and Guest Baths

Kitchen:

- Custom, lacquered, full overlay, euro-style, kitchen cabinetry, with soft close doors and drawers
- White marble pattern quartz countertops.
- Appliance Package: GE Profile Series
- *Standard Microwave: GE Profile 1.5 CuFt Countertop.
Ask agent for pricing information for SHARP Microwave Drawer

Doors:

- Solid core, flush panel, interior doors with Kwikset Milan Door lever hardware in matte black
- Modern flush panel two car garage door

Flooring:

- 4" Stained solid white oak floors throughout incl. closet
- Custom selected porcelain and ceramic tile in Primary, 3rd and 4th Floor Guest Baths.
- 4" Stained solid white oak floors in half baths

Exterior/Outdoor Space:

- Hardcoat stucco and Hardie fiber cement panel and lap siding.
- 275sf fire pit ready rooftop deck with partial skyline views .
- Architectural Trex decking at front, rear, and rooftop decks
- Architectural metal mesh railings at front and rear decks
- Custom designed exterior landscaping

Fenestration:

- Insulated, Low-E , Floor to Ceiling Commercial windows on Main and Master and Guest
- Insulated, low-E, 8'-0" tall x 12'-0" wide 3 panel slider from Bonus Room to Rooftop Entertainment Deck

Lighting, Electric & A/V:

- 3" recessed cans throughout
- Flex Room, Living Room, Master Bedroom, Guest Bedroom and Bonus Room all pre-wired for ceiling fans
- Toggle & slide dimmers throughout main living areas and master suite
- USB outlets in Kitchen & Master Bedroom
- Pre-wired for 1 combo (RG6/Cat5e) outlet in Flex room, Living Master and Rooftop Entertainment room
- Gas supply provided at 3 locations.
 1. Kitchen for all gas range
 2. Main Level Rear Deck for future gas grill
 3. 4th Level Rooftop entertainment Deck for future fire pit
- Landscape & motion activated exterior lighting Pre-wired for exterior video cameras

HVAC Plumbing:

- High efficiency 14 seer BRAND heat pump
- 50 Gallon BRAND electric water heater
- Pex plumbing throughout

Insulation/ Roof:

- TPO Commercial type roof with metal cap
- Open cell foam roof and garage ceiling insulation
- R-13/R-19 unfaced batt insulation in exterior walls
- Rock wool sound insulation in unit demising walls with 1" airspace between walls and 2 layers 5/8" Type 'X' fire rated gypsum wall board