

TRITON CORPORATION

18 HOLBROOK FARMS WAY, SCARBOROUGH

SPECIFICATIONS – Diamond Cove 2345 SF plan with 4 bedrooms, 2.5 baths, office and attached 2-car garage

Heating system:	Energy-efficient gas boiler, on-demand hot water, FHW baseboard and Mitsubishi mini-split (36,000 BTU) with heat pump.
Electric:	200 amp, underground service
Utilities:	Public water supply; public sewer
Roofing:	IKO Architectural shingles, color: Dual Black
Siding:	Plygem vinyl siding, color: Brunswick
Front porch & deck	Fiberon composite decking, color: Cottage, white vinyl railings (rear deck)
Windows:	Harvey Classic upgraded SunGain Plus, Low-E energy-efficient white vinyl windows with 1" wide grilles between the glass and full screens.
Exterior doors:	Jeld-Wen Smooth Pro fiberglass exterior doors with Low-E glass
Garage:	Interior – Insulated with drywall, ceiling painted primer white, remaining unfinished. Overhead doors - Fimbel American Legends, Vanderbilt Traditional 24 clear glass; with Legacy openers.
Interior trim & finishes:	Farmhouse style trim with windowsills and 5-1/2" baseboard. Custom finishes: white painted wood closet shelving; shiplap island surround; shiplap fireplace surround; shiplap accent wall in half bath; farmhouse railing; walk-in master closet with built-in shelving, and built-in entry closet and bench.
Interior doors:	Masonite 2-panel flat solid core doors, Shaker sticking
Hardware:	Schlage door hardware and Century front door handle set, matte black finish
Cabinets:	Shaker-style, flat panel solid maple cabinets with full overlay doors, plywood box construction, dovetail drawers, and soft close doors; Kitchen: 42-inch upper cabinets with crown to the ceiling; built-in refrigerator cabinet; oversized island, pull-out trash
Countertops:	White Quartz in kitchen and bathrooms
Flooring:	3-1/4" prefinished natural red oak wood flooring throughout 1 st floor and 2 nd floor including bedrooms; natural red oak stair treads on staircase to 2nd floor; tile in laundry and bathrooms
Kitchen fixtures:	Pull-down kitchen faucet and white farmhouse sink
Bathroom fixtures:	Kohler Highline comfort-height, elongated toilets with insulated tanks. Master bath shower: white cast iron base with 4"x12" white subway tile surround and frameless glass door; 2 nd bath: 1-piece white Acrylx tub/shower.
Gas Fireplace:	Heat N Glo Slimline with Firescreen front; 3-piece matte black granite surround
Lighting:	Builder's Lighting Package
Appliances:	Builder's Appliance Package
Paint color:	Trim: Sherwin Williams Extra White (eggshell finish) Walls: Sherwin Williams Extra White (flat finish)

****Any change to specifications alters contract and deposit requirements. Inquire with Broker for more information.**

Changes must be approved by Builder and depend on construction timing, schedules, and whether materials have been purchased. Builder may at any time substitute materials of comparable quality. Materials and specifications may be subject to change without notice.

SIDING

Plygem vinyl siding: Brunswick



PORCH & DECK

Fiberon composite decking: Cottage with white vinyl railings (back deck)



EXTERIOR DOORS & WINDOWS

Front door:

7ft Jeld-Wen Smooth Pro fiberglass
3/4 view, 6-light

Cellar door:

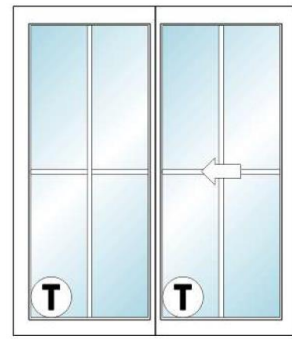
Jeld-Wen Smooth Pro fiberglass
half view, 4-light

Back patio door:

5-ft white vinyl sliding patio
door, 4-light

Windows:

Harvey Classic white vinyl with upgraded
SunGain Plus, Low-E glass, and full screens



OVERHEAD DOOR

16' x 8' Fimbel American Legends,
Vanderbilt Traditional 24 glass, and
Legacy opener



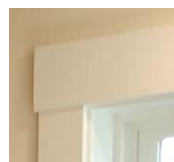
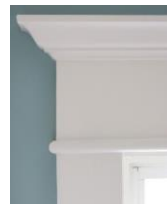
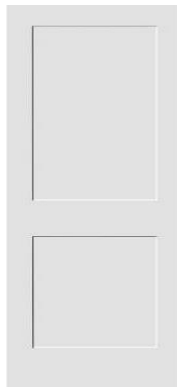
INTERIOR DOORS & TRIM

Interior Doors:

2-Panel Flat Masonite solid doors
with Shaker sticking, painted white

Interior Trim:

Farmhouse style trim (1st floor)
Flat trim (2nd floor), windowsills,
5-1/2" baseboard, painted white



CUSTOM FINISHES

Farmhouse white railing with natural oak handrail
Shiplap island surround
Shiplap fireplace surround with natural red oak box mantel
Fireplace mantel, natural red oak box mantel
White shiplap accent wall in half bath and front entry
Built-in entry closet and bench
Custom built-in shelving in master walk-in closet
White painted wood closet shelving throughout



FLOORING

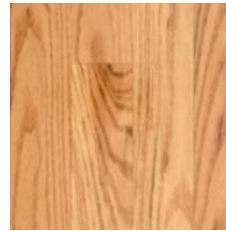
12x24 Laundry, Master bath, and 2nd bath



8x8 Half bath



3-1/4" Prefinished Natural Red Oak
throughout remaining



CABINETS & VANITIES

Cabinets: Shaker flat panel

Kitchen cabinets: Bright White

Island: Midnight

Master vanity: Bright White

2nd bath vanity: Midnight

Half bath: 30" Furniture vanity

Countertops: White quartz

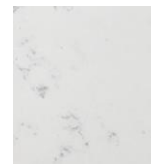
Bright White



Midnight



White quartz



DOOR & CABINET HARDWARE – MATTE BLACK

Schlage Bowery



Century Front Handleset



Hardware – doors and drawers

Kitchen



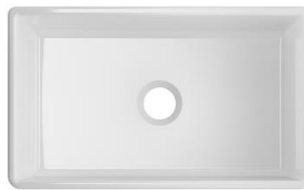
Bath



KITCHEN

Signature Hardware Faucet with
Pull-Down Sprayer, Stainless

30-in Farmhouse Apron Sink, White



BATHROOMS

Half Bath



Delta Nicoli,
Finish: black



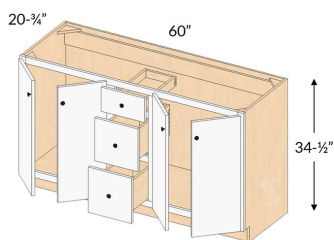
Toilet- Kohler comfort-height, elongated
insulated tanks, white

Master Bath



Delta Nicoli,
Finish: black

Delta Trinsic shower faucet
Finish: black



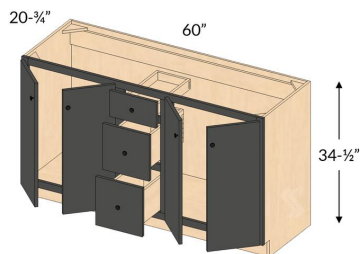
Kohler cast iron shower base and 4"x12" white subway
tile surround with 12" x 12" niche

2nd Bath



Delta Nicoli
Finish: black

Delta Trinsic tub faucet
Finish: black



1-piece white Acrylx tub/shower

BUILDER'S APPLIANCE PACKAGE



GE Profile 4-Door French Door Refrigerator, 27.9 Cu. Ft.
Fingerprint-Resistant Stainless Steel
PVD28BYNFS



GE Microwave with Built-In Trim Kit
PEM31SFSS & Trim JX827SFSS



27" XO 600 CFM Range Hood Insert
XOI27SC with cabinet / wood hood surround









GE Profile 30" Slide-In Fingerprint Resistant Gas Range
w/Air Fry
PGS930YPFS



GE Profile Fingerprint Resistant Top Control Dishwasher
Stainless Interior, Sanitize Cycle, Dry Boost w/Fan Assist
PDT715SYNFS

All finishings are based on current availability. Triton Corporation reserves the right to substitute any items or features. Appliances are to be purchased through Central Appliance.

BUILDER'S LIGHTING PACKAGE

	52" LED ceiling fans, white (4) bedrooms and (1) living room
	(2) island pendants, black
	1-light semi-flush, black (1) office
	1-light semi-flush, black (1) 1 st floor hallway (2) 2 nd floor hallway (1) laundry
	1-light, black (1) above kitchen sink (2) master bath (above mirrors)
	1-light, black (2) half bath (next to mirror) (2) 2 nd floor bath (next to mirrors)

Builder will supply and install (18) 4-in white LED wafer lights; (6) LED strip lights in bedroom, pantry and entry closets; (3) LED 100 CFM bathroom exhaust fan/lights; (5) exterior wall lights; and single-bulb keyless fixtures in basement and garage per code. Bedrooms and living room will be wired for a ceiling fan/light. All selections are based on current availability. Triton Corporation reserves the right to substitute any items or features.

VANITY MIRRORS

Half Bath	2 nd Bath	Master Bath
		
		
		
		