

TRITON CORPORATION

22 HOLBROOK FARMS WAY, SCARBOROUGH

SPECIFICATIONS – Pine Point 2500 SF plan with 5 bedrooms, 2.5 baths 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:	Certainteed Monogram, color: Smoky Gray
Front porch & deck	Fiberon composite decking, color: Cottage, white vinyl railings (rear deck)
Windows:	Harvey Classic Low-E, energy-efficient white vinyl windows
Exterior doors:	Jeld-Wen Smooth Pro fiberglass exterior doors
Garage:	Interior – Insulated with drywall, ceiling painted primer white, and otherwise unfinished. Overhead doors - Fimbel American Legends, Vanderbilt Traditional 6 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.
Interior doors:	Masonite 2-panel flat solid core doors, Shaker sticking
Hardware:	Schlage door hardware, matte black finish; Century handle set on front door
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 fiberglass tub/shower.
Gas Fireplace:	Heat N Glo Slimline with Firescreen front; 3-piece matte black granite surround
Lighting:	Builder's Lighting Package or \$1,500 allowance
Appliances:	Builder's Appliance Package
Paint color:	Trim: Sherwin Williams Extra White (eggshell finish); Walls: All closets and any rooms Extra White (flat finish), and one additional wall color (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

Certaainteed Monogram color: Smoky Gray



PORCH & DECK

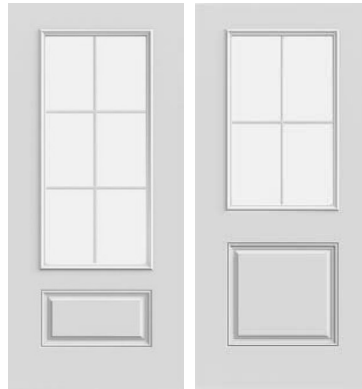
Fiberon composite decking: Cottage with white vinyl railings (back deck)



EXTERIOR DOORS & WINDOWS

Front door:

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

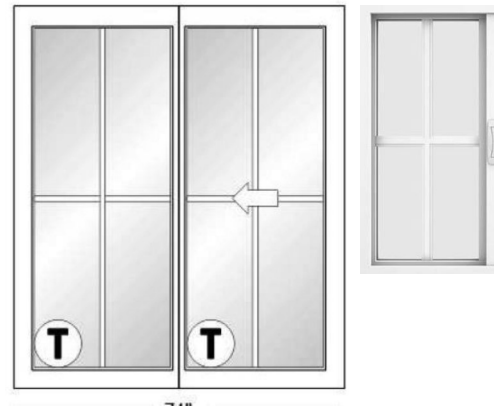


Garage Entry & Cellar door:

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

Back door:

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



Windows:

Harvey Classic white vinyl, full screens

OVERHEAD DOORS

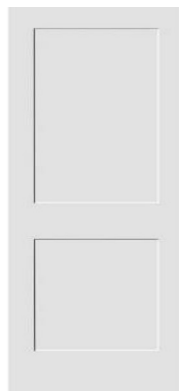
Fimbel American Legends, Vanderbilt LV12-S,
Traditional 6 glass
Legacy openers



INTERIOR DOORS & TRIM

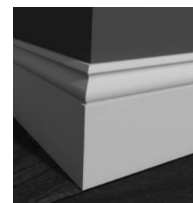
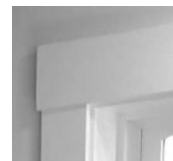
Interior Doors:

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, painted
Shiplap fireplace surround, painted
Fireplace mantel, natural red oak box mantel
Upgrade: white shiplap accent wall in half bath



FLOORING

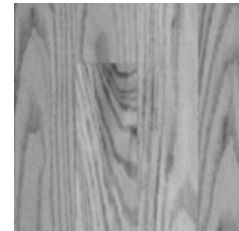
13 x 13 Master & Powder bath



12x24 2nd Bath & Laundry



Wood throughout remaining



CABINETS & VANITIES

Cabinets: Shaker flat panel

Kitchen cabinets: Bright White

Island: Ebony

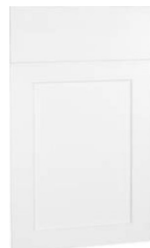
Master vanity: Ebony

2nd bath vanity: Ebony

Half bath: 36" Furniture vanity

Countertops: White quartz

Bright White



Ebony



White quartz



DOOR & CABINET HARDWARE – MATTE BLACK

Schlage Solstice, round trim



Century Front Handleset



Hardware – doors and drawers

Kitchen



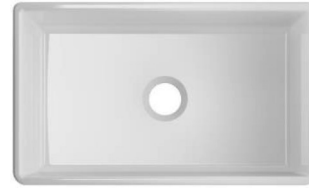
Bath



KITCHEN

Kohler Simplice Faucet with Pull-Down Sprayer, Stainless

30-in Farmhouse Apron Sink, White

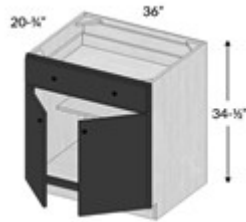


BATHROOMS

Half Bath



Delta Nicoli,
Finish: black

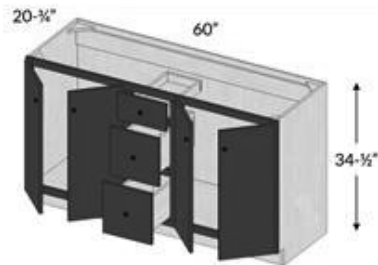


Toilet- Kohler comfort-height, elongated with insulated tanks, white

Master Bath



Delta Nicoli,
Finish: black
Delta Trinsic shower faucet,
Finish: black

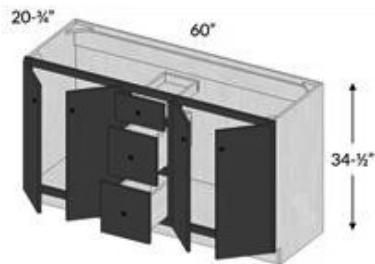


Kohler shower base and 4"x12" white subway tile

2nd Bath



Delta Nicoli
Finish: black
Delta Trinsic tub faucet,
Finish: black



1-piece acrylic 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.