

# TRITON CORPORATION

28 HOLBROOK FARMS WAY, SCARBOROUGH

## **SPECIFICATIONS** – Kettle Cove 2500 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:	Certainteed Monogram vinyl siding, color: Seagrass
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 12 clear glass; with Legacy 8355 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 <sup>st</sup> floor and 2 <sup>nd</sup> floor including bedrooms; natural red oak stair treads on staircase to 2nd floor; tile in laundry and bathrooms
Kitchen fixtures:	Stainless pull-down faucet; white apron-front farmhouse sink
Bathroom fixtures:	Kohler Highline comfort-height, elongated toilets with insulated tanks. Brushed nickel faucets. Master bath shower: white cast iron base with 4"x12" white subway tile surround and frameless glass door; 2 <sup>nd</sup> 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
Appliances:	Builder's Appliance Package
Paint color:	Sherwin Williams trim color: Extra White; wall color in 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.*

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## SIDING

Certainteed Monogram siding, color: Seagrass



## PORCH & DECK

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



## EXTERIOR DOORS & WINDOWS

Jeld-Wen Smooth Pro fiberglass doors

*Front door:* ¾ view

*Garage & cellar:* half view

*Back door:* full view

*Windows:*

Harvey Classic white vinyl with full screens



## OVERHEAD DOORS

Fimbel American Legends, Vanderbilt LV12-S, Traditional 12 glass, with handles and no hinges, Legacy 8355 openers



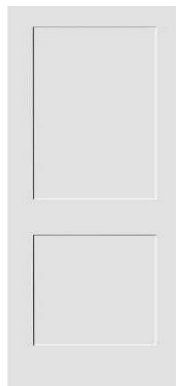
## INTERIOR DOORS & HARDWARE

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

Schlage Bowery door knobs

Century front handle set

Matte Black finish

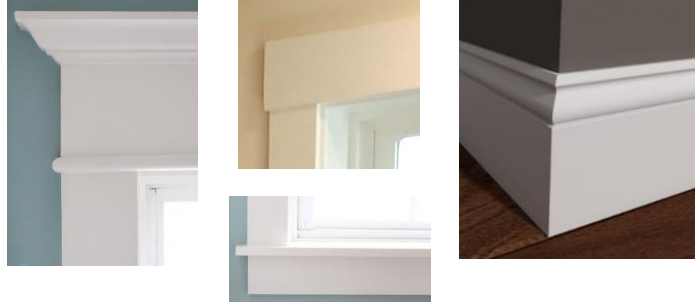


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## INTERIOR TRIM

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



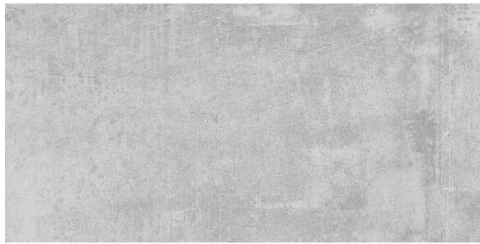
## CUSTOM FINISHES

Farmhouse white railing with natural oak handrail  
Shiplap island surround  
Shiplap fireplace surround, painted white  
Fireplace mantel, natural red oak box mantel  
Wood shelving  
Shiplap accent wall in half bath



## FLOORING

TILE - 12x24 gray porcelain tile in laundry,  
master bathroom and 2<sup>nd</sup> floor bathroom



TILE – 13x13 soft gray  
porcelain tile in half bath



WOOD remaining house  
3-1/4" Prefinished natural red oak



## CABINETS & VANITIES

Cabinets - Shaker flat panel

*Kitchen cabinets:* Bright White

*Island & vanities:* Midnight

*Countertops:* White quartz

*Cabinet hardware:* Knobs / D-cups

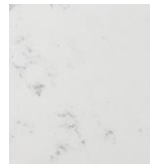
Bright White



Midnight



White quartz



Matte Black



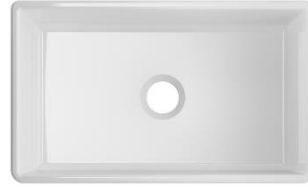
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## KITCHEN

Kohler Simplice Faucet with Pull-Down Sprayer, Stainless

30-in Farmhouse Apron-front Sink, White

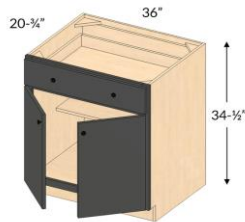


## BATHROOMS

### Half Bath



Miseno faucet  
Finish: brushed nickel

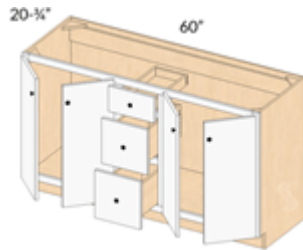


Kohler comfort-height, elongated toilets with insulated tanks, white

### Master Bath



Miseno faucet  
Delta shower faucet  
Finish: brushed nickel



Enameled cast iron base with white subway tile surround

### 2nd Bath



Miseno faucet  
Delta tub/shower faucet  
Finish: brushed nickel



1-piece acrylic tub/shower

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## APPLIANCE PACKAGE



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



GE Profile 2.1 cu ft Over-the-Range Stainless Steel Microwave  
PVM9005SJSS



GE Profile 30" Slide-In Front Control Fingerprint Resistant Gas Range  
w/No Preheat Air Fry  
PGS930YPFS



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

*Builder will install venting for microwave, water line for dishwasher & refrigerator, and interior gas line for gas range. All selections are based on current availability. Triton Corporation reserves the right to substitute any items or features, and specifications can change without notice.*

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## LIGHTING PACKAGE

	52" LED ceiling fans, white (4) bedrooms and (1) living room
	(2) island pendants
	1-light semi-flush, black (1) 2 <sup>nd</sup> floor office
	1-light semi-flush, black (2) 1 <sup>st</sup> floor hall, (2) 2 <sup>nd</sup> floor hall
	1-light, matte black (2) master bath (above mirrors), (1) above kitchen sink, (2) 2 <sup>nd</sup> bathroom (above mirrors)
	1-light, matte black (2) half bath (next to mirror)
	Exterior 1-light, matte black (1) side garage entry, (1) rear slider, (2) over garage doors

*Builder will supply and install (16) 4-in white LED wafer lights, LED lights in bedroom, pantry and laundry 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, and specifications can change without notice.*