

TRITON CORPORATION

14 HOLBROOK FARMS WAY, SCARBOROUGH

SPECIFICATIONS – Two Lights 1800 SF plan with 3 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 vinyl siding, color: Colonial White
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 door: 16' x 8' Fimbel American Legends, Vanderbilt Traditional 12 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 accent wall in half bath; and farmhouse railing.
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: 4"x12" white subway tile surround and frameless glass door; 2 nd bath: 1-piece white tub/shower.
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

Monogram vinyl siding: Colonial White



PORCH & DECK

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



EXTERIOR DOORS & WINDOWS

Front door:

7ft Jeld-Wen Smooth Pro fiberglass
¾ view, 6-light

Cellar door:

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

Back patio door:

7ft Jeld-Wen Smooth Pro fiberglass
full view, 6-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 12 glass
and Legacy opener



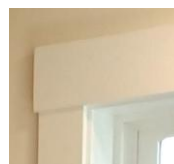
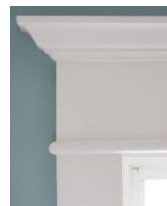
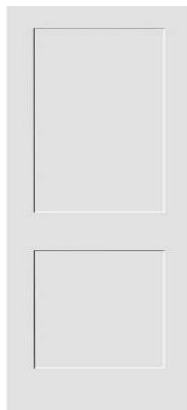
INTERIOR DOORS & TRIM

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
White shiplap accent wall in half bath

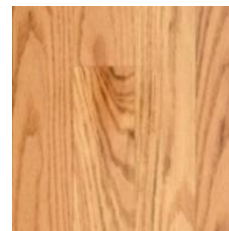


FLOORING

12x24 Laundry and bathrooms



Wood throughout remaining



CABINETS & VANITIES

Cabinets: Shaker flat panel

Kitchen cabinets: Bright White

Island: Beige

Master vanity: 42" Beige

Half bath: 30" Beige

Countertops: White quartz

2nd bath vanity: 36" Furniture vanity

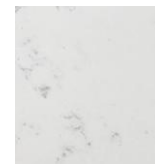
Bright White



Beige



White quartz



DOOR & CABINET HARDWARE – MATTE BLACK

Schlage Bowery



Century Front Handleset



Hardware – doors and drawers

Kitchen



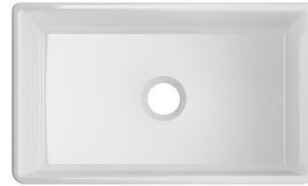
Bath



KITCHEN

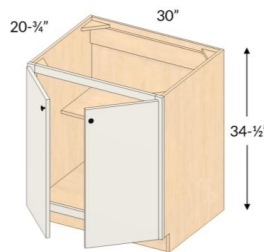
Delta Emmeline Faucet with Pull-Down
Sprayer, Champagne Bronze

30-in Farmhouse Apron Sink, White



BATHROOMS

Half Bath



Delta Nicoli faucet
Finish: champagne bronze

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

2nd Bath



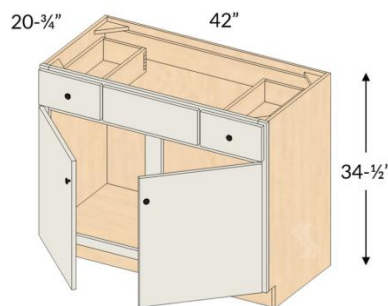
Similar 36" vanity cabinet



Delta Nicoli faucet, *Finish: champagne bronze*
Delta Trinsic tub faucet, *Finish: champagne bronze*

1-piece white tub/shower

Master Bath



Delta Nicoli faucet, *Finish: champagne bronze*
Delta Trinsic shower faucet, *Finish: champagne bronze*

white shower base, 4x12 white
subway tile surround, 12x12 niche



GE Energy Star 27.0 Cu. Ft. French Door Refrigerator,
Fingerprint-Resistant Stainless Steel
GNE27JYMFS



GE 1.7 Cu. Ft. Over-the-Range Microwave
Stainless Steel
JVM6175SKSS












GE 30" Slide-In front Control Gas Range
JGSS66SELSS



GE Profile Fingerprint Resistant Top Control Dishwasher
Stainless Steel Interior, Sanitize Cycle and Dry Boost w/Fan Assist
GDT650SYVFS

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.

	52" LED ceiling fans, white (3) bedrooms and (1) living room
	(2) island pendants, bronze
	1-light semi-flush, bronze (1) dining
	1-light semi-flush, black (1) 2 nd floor hall
	1-light, champagne bronze (2) master bath
	1-light, champagne bronze (2) 2 nd floor bath
	1-light, champagne bronze (2) half bath
	1-light semi-flush, black & white (1) walk-in pantry/ closet (1) laundry
	1-light LED surface mount, white (1) master walk-in closet

Builder will supply and install (16) 4-in white LED wafer lights; (3) LED strip lights in bedroom closets; (3) LED 100 CFM bathroom exhaust fan/lights; (4) 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
		
		
		
		