

TRITON CORPORATION

30 HOLBROOK FARMS WAY, SCARBOROUGH

SPECIFICATIONS – Cape Cottage 2000 SF plan with 4 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 & Cedar Impressions, color: Sterling Gray
Front porch & deck	Fiberon composite decking, color: Cabana, 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 Small Top Traditional 6 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 accent wall in dining room, 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; white apron-front 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 w/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
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: Sterling Gray
Cedar Impressions D7 shingles: Sterling Gray



PORCH & DECK

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



EXTERIOR DOORS & WINDOWS

Jeld-Wen Smooth Pro fiberglass doors

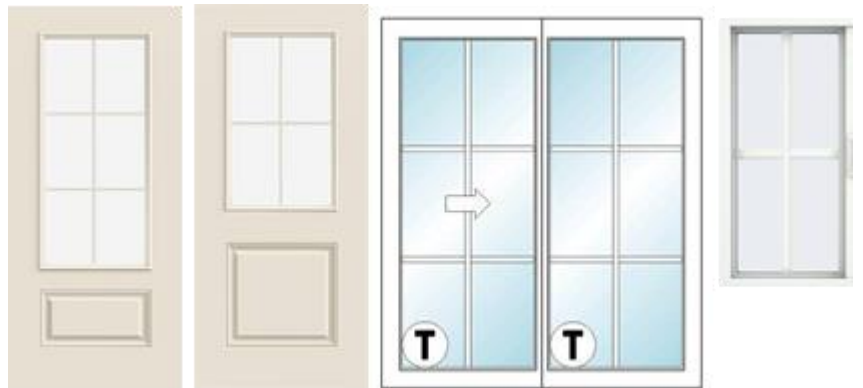
Front door: ¾ view, 6-lite

Garage & cellar: half view, 4-lite

Sliding patio door: 5-ft Harvey white vinyl patio door, 12-light

Windows:

Harvey Classic white vinyl with full screens



OVERHEAD DOORS

Fimbel American Legends, Vanderbilt LV12-S,
with Traditional 6 glass, no handles, no hinges,
and Legacy 8355 openers



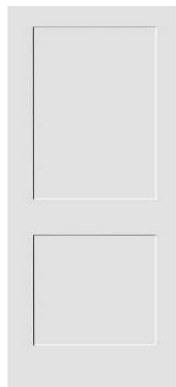
INTERIOR DOORS & HARDWARE

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

Schlage Solstice w/square trim levers

Century front handle set

Matte Black finish



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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 accent wall in dining room
Traditional fireplace mantel, painted white
Wood shelving



FLOORING

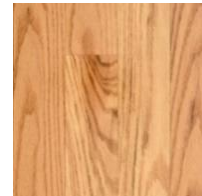
12x24 Warm gray porcelain tile
In 2nd floor laundry and bathrooms



8"x 8" Gray porcelain
mosaic tile in half bath



Wood throughout remaining



CABINETS & VANITIES

Cabinets - Shaker flat panel
Kitchen cabinets: Bright White
Kitchen island: Gray
Master vanity: Bright White
Half bath vanity: Gray
2nd bath vanity: Gray
Countertops: White quartz

Bright White



Gray



White quartz



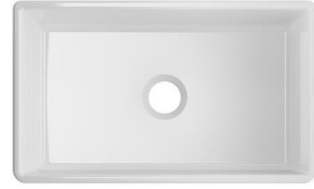
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KITCHEN

Delta Emmeline Faucet with Pull-Down
Sprayer, Champagne Bronze

33-in Farmhouse Apron-front Sink, White

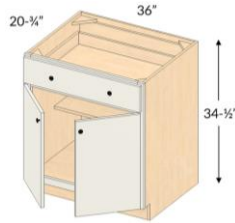


BATHROOMS

Half Bath



Delta Nicoli faucet
Finish: champagne bronze

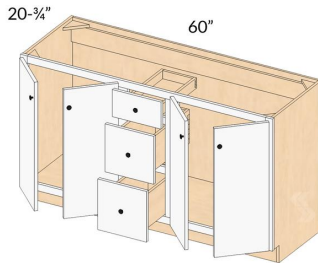


Kohler comfort-height, elongated
toilets with insulated tanks, white

Master Bath



Delta Nicoli faucet
Delta Trinsic shower faucet
Finish: champagne bronze

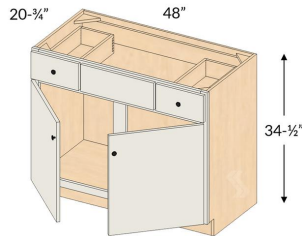


Enameled cast iron base with white subway tile

2nd Bath



Delta Nicoli faucet
Delta Trinsic tub/shower faucet
Finish: champagne bronze



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

	<p>52" LED ceiling fans, white (1) Living room, (4) 2nd floor bedrooms</p>
	<p>(2) island pendants, bronze</p>
	<p>6-light pendant, bronze dining room</p>
	<p>1-light semi-flush, black (2) 2nd floor hall</p>
	<p>3-light, champagne bronze (2) master bathroom (above mirrors) (1) 2nd bathroom (above mirror)</p>
	<p>1-light (2) 1st floor half bath (next to mirror)</p>
	<p>Exterior 1-light, matte black (2) above garage doors, (1) side entry, (1) deck entry</p>

Builder will supply and install (18) 4-in white LED wafer lights, LED lights in bedroom closets, entry and pantry 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.