

# TRITON CORPORATION

LOT 1 CONDO, UNIT 2 - #12 HOLBROOK FARMS WAY, SCARBOROUGH

## **SPECIFICATIONS** – Two Lights 1910 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 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 <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:	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 <sup>nd</sup> 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  
3/4 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



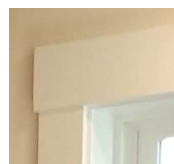
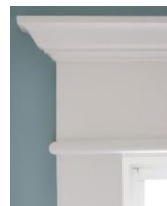
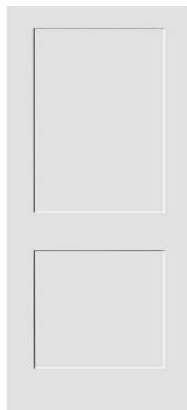
## INTERIOR DOORS & TRIM

*Interior Doors:*

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

*Interior Trim:*

Farmhouse style trim (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  
White shiplap accent wall in half bath

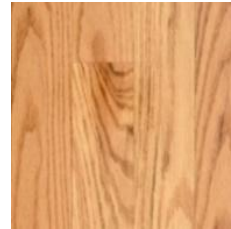


## FLOORING

12x24 Laundry and bathrooms



Wood throughout remaining



## CABINETS & VANITIES

*Cabinets: Shaker flat panel*

*Kitchen cabinets: Bright White*

*Island: Beige*

*Master vanity: 60" Beige*

*Half bath: 30" Beige*

*Countertops: White quartz*

*2<sup>nd</sup> bath vanity: 36" Beige*

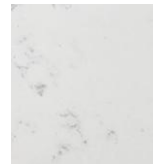
Bright White



Beige



White quartz



## DOOR & CABINET HARDWARE – MATTE BLACK

Schlage Bowery



Century Front Handleset



Hardware – doors and drawers

Kitchen



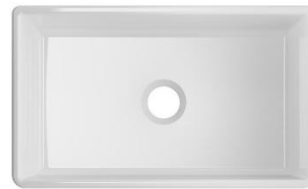
Bath



## KITCHEN

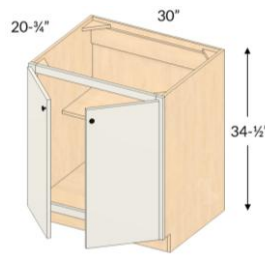
Delta Emmeline Faucet with Pull-Down Sprayer, Champagne Bronze

30-in Farmhouse Apron Sink, White



## BATHROOMS

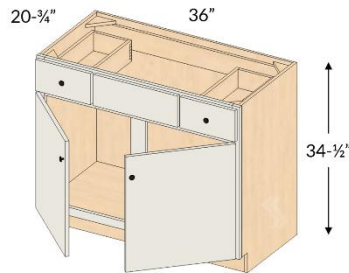
### Half Bath



Delta Nicoli faucet  
Finish: champagne bronze

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

### 2<sup>nd</sup> Bath



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



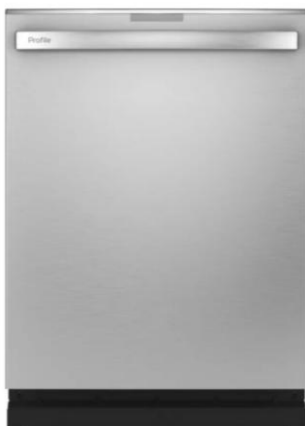
GE Energy Star 27.0 Cu. Ft. French Door Refrigerator,  
Fingerprint-Resistant Stainless Steel  
GNE27JYMFS



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.*

**BUILDER'S LIGHTING PACKAGE**

12 HOLBROOK FARMS WAY, SCARBOROUGH

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

*Builder will supply and install (17) 4-in white LED wafer lights; (3) LED strip lights in bedroom closets; (3) Panasonic 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. Low voltage wiring for internet and tv. All selections are based on current availability. Triton Corporation reserves the right to substitute any items or features.*

VANITY MIRRORS

Half Bath	2 <sup>nd</sup> Bath	Master Bath
