



Building LuxurySM

Included Features

410 Merrill Street

Kitchen

- Cabinetry
 - Custom Designed and Built Solid Wood Cabinetry
 - "Soft close" cabinet door hinges and drawer glides
 - Full extension trash drawer
 - Under cabinet lighting in Kitchen
 - White Oak-Stained Island
- Appliance Package
 - Thermador 48" Gas Range Top (PCG486WD)
 - Thermador 24" Panel Ready Dishwasher (DWHD640EPR)
 - Thermador 30" Double Ovens (ME302WS)
 - Thermador 30" Panel Ready, Built-In Refrigerator (T30IR905SP)
 - Thermador 30" Panel Ready, Built-In Freezer (T30IF905SP)
 - Azure 24" Wine Cooler
- 30" White Single Bowl Apron front sink
 - ½ HP Garbage Disposal
 - Culinary pull-out Brizo Polished Nickel faucet
- Natural Stone 2cm Quartzite Countertops with Full Stone Backsplash
- Additional Appliances
 - Scullery includes Whirlpool Microwave, Thermador Dishwasher, KitchenAid 15" Ice Maker and Sink
 - Upstairs Bar includes Azure 24" Beverage Center
 - Outdoor Kitchen includes 36" Coyote Gas Grill (C3CL36NG) with Double Doors

Bathrooms

- Primary Bathroom:
 - 67" Freestanding tub
 - 3/8" frameless shower door
 - Full height tiled shower walls and niches
 - Double Showerheads with Handheld Sprayer
 - 2cm Marble Countertop
 - Brass Hardware & Polished Nickel Plumbing Fixtures
 - Wall Sconces
- Powder Bathroom:
 - 2cm Marble Countertop
 - White Oak stained vanity cabinet
 - Wall Sconces
- Secondary Bathroom:
 - Full height tiled tub/shower walls
 - 2 cm Quartz countertop with 1-½ " laminated edge and undermount sinks
 - Polished Nickel Hardware & Plumbing Fixtures

Note: Included features are subject to change at any time without notice. In addition, Northstone Builders reserves the right to substitute any product with another of similar or better quality at any time before or during construction without notice.

Flooring

- 7-1/2" wide engineered prefinished Opus Naples wood flooring throughout the entire home (Excluding 1st floor mudroom and 2nd floor - primary bath/closet, secondary baths and utility).
- Solid wood white oak stair treads
- Tile in the Utility & Full bathrooms

Fixtures & Features

- Natural gas light fixture (s) at the front door
- Decorative light fixtures at Foyer, dining room, study and kitchen island
- Recessed LED lighting in kitchen, family room, game room and hallways
- Ceiling fans in all bedrooms, family room, game room and patio
- Prewired for speakers in family room, game room, primary bedroom/bathroom, Patio and Study
- Prewired for security cameras at Front Porch/Door/Yard, Back Door/Patio, and Driveway. Motion sensor and security keypads
- Outlets in baseboards

Interior Finishes

- All walls and ceilings painted with Sherwin Williams ProMar 200 flat paint; interior trim, doors, built-in shelving and cabinets painted with a Sherwin Williams oil-based enamel
- 3-1/2" door and window casing
- 8" MDF Base trim
- Emtek hardware for all interior and exterior doors
- 8' solid core interior doors

Structural & Exterior Features

- Black steel and glass panel front door
- White Vinyl windows
- Garage Door with Liftmaster opener and External keypad
- Batt Insulation
- Siding Exterior
- 5" seamless aluminum gutters with a rectangular downspout
- First floor base ceiling height: 11'; second floor base ceiling height: 10' with various ceiling treatments per plan
- Professionally engineered post tension foundation

Other

- 42" Gas fireplace in Family Room
- Motorized Driveway Gate and 4ft Iron Fencing Along front Yard with Walk Gate
- 2 - 15.2 SEER Lennox HVAC systems with media air filters and Wi-Fi enabled thermostats
- 1 - Navien NPE-2 Series Tankless Gas Water Heater
- Garage interior finished with drywall, trim and paint
- Engineer Inspection at foundation and frame
- Insulation and HVAC rough inspection
- Elongation testing and inspection on foundation cable
- 1 year workmanship and materials warranty and 6-year structural warranty backed by Northstone and ACES Builder's Warranty

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