# VICTORIA PARK II

# **ARCHITECTURAL AND DESIGN FEATURES**

#### **EXTERIOR**

- Brick, Hardieboard (or equal) siding with cedar trim per plan
- Architectural dimensional composite shingles with 30-year warranty
- Asphalt drives

- <u>Pella Encompass</u> thermo-insulated low maintenance vinyl windows and sliding patio doors with screens per plan
- Standard concrete patio, per plan
- Fully landscaped with community irrigation system

## INTERIOR LIVING AREAS

- Schlage (or equal) front door hardware in satin nickel
- <u>Schlage</u> (or equal) interior door hardware in satin nickel
- <u>Diamond</u> (or equal) furniture quality cabinetry in kitchen and baths
- Two-panel solid-core painted doors with painted jambs and casing
- Oversized baseboards and window and door casing
- 9-foor first-floor ceilings
- Volume ceilings, per plan
- Three cable TV outlets and one phone jack standard
- Designer-selected light fixtures
- Smoke detectors
- Fire sprinklers

- Stained oak rails with painted trim and carpeted stair per plan
- Kitchen, breakfast room, foyer, and great room have hardwood floors
- Bath and utility floors are 12" x 12" ceramic/porcelain tile
- Wall to wall carpeting in a choice of Berber or plush in a choice of color
- Spacious clothes, linen and guest closets with conventional shelving per plan
- Optional <u>Heat & Glo</u> (or equal) Chateau pre-fabricated see-through fireplace with 12"x I2" stone tile surround and hearth (Carlyle)
- Optional <u>Heat & Glo</u> (or equal) 6000 CLX pre-fabricated fireplace with Folio face, 12"x 12" stone tile surround and hearth (Normandy)

#### **KITCHEN**

- Granite countertops (3 cm with 4" backsplash) in selection of decorator colors
- <u>Diamond</u> (or equal), furniture quality wood cabinetry in a selection of colors and styles
- Hardwood floor in kitchen and breakfast room
- Sterling by Kohler McAllister undermount stainless steel sink
- Kohler Bellera (or equal) pulldown faucet in polished chrome
- Samsung French door refrigerator in stainless steel

- Samsung 30" self-cleaning convection oven/range in stainless steel
- <u>Samsung microwave oven / vented hood</u> combination in stainless steel
- Bosch multi-cycle dishwasher with energy-saving features in stainless steel
- 1/2 horsepower garbage disposal
- Gourmet kitchen with island or peninsula per plan
- Range hood and fan vented to outside

## MASTER BATH

- Shower per plan with optional and separate <u>Sterling Performa</u> (or equal)
  5' soaker tub
- <u>Kohler Coralais</u> (or equal) brushed chrome tub faucet and shower valve
- <u>Kohler Wellworth</u> (or equal) water closet with elongated bowl
- <u>Diamond</u> (or equal) furniture quality wood vanity cabinet to be kitchen height
- Marble (2 cm) vanity top with 2 (or equal) <u>Kohler Caxton</u> undermount sinks and <u>Kohler Coralais</u> wide spread faucets
- 12" X 12" porcelain wall tile
- 12" X 12" porcelain floor tile
- Choice of framed or full wall mirror above vanity per plan
- Ground fault circuit interrupter electrical outlets

## **GUEST BATH**

- <u>Sterling Performa</u> (or equal) tub
- <u>Kohler Coralais</u> (or equal) in brushed chrome tub/shower faucet and vanity faucet
- Kohler Wellworth (or equal) water closet with elongated bowl
- Diamond (or equal) furniture quality wood vanity cabinet to be kitchen height
- Marble (2 cm) vanity top with <u>Kohler Caxton</u> (or equal) cast iron undermount sink (or equal) and <u>Kohler Coralais</u> faucets
- 12" X 12" porcelain wall tile
- 12" X 12" porcelain floor tile
- Choice of framed or full mirror wall above vanity per plan
- Ground fault circuit interrupter electrical outlets

#### POWDER ROOM

- Furniture style vanity cabinet with <u>Kohler Caxton</u> (or equal) undermount sink and granite vanity top
- Kohler Coralais (or equal) faucet in brushed chrome
- Kohler Wellworth (or equal) water closet with elongated bowl

- Decorator oval mirror
- 12" X 12" ceramic tile or hardwood floor

## **LAUNDRY ROOM**

- Gas dryer valve and vent ready for your dryer installation
- Built-in grey box ready for your washer installation

12" X 12" ceramic tile floor

## **MECHANICALS AND UTILITIES**

- 200-amp electrical service with circuit breakers
- Individual water shut off valves at sinks and water closets
- Forced air HVAC system with gas-fired furnace and 13 SEER A/C
- Programmable thermostats
- 50-gallon quick-recovery hot water heater
- April Aire (or equal) Humidifier

## ENERGY CONSERVATION, HIGH LEVEL CONSTRUCTION AND SAFETY FEATURES

- Smoke detectors connected directly to electric power source
- 5/8" gypsum drywall on ceiling
- 1/2" gypsum drywall on walls
- Thermo-insulated vinyl windows with screens
- Thermo-insulated vinyl sliding patio doors per plan
- Efficient gas forced air heating system
- Dishwasher with energy saving features
- Pilotless ignition gas range
- 13 seer rated high-efficiency A/C Condenser
- "9 foot" Full basements with no crawl space areas standard.
- Dropped brick ledge around exterior of home to make elevations aesthetically pleasing.
- Real masonry facades

- 2x6 wall construction at walls over 10' 0" tall.
- Bead of glue installed along intersecting exterior walls and along exterior bottom plates for additional energy efficiency.
- Tyvek (or equal) house wrap on all walls including the garage walls and all gables.
- All house wrap is taped
- Hurricane clips used to tie all trusses to wall plates.
- All separation walls are fully insulated and receive a double layer of drywall.
- Garages are insulated, drywalled, finish taped, and painted.
- Garage doors have transom glass standard and include an opener with two transmitters.
- Two coat paint finish on interior walls

## **UNIQUE COMMUNITY FEATURES**

- Private walking path around Victoria Park
- Private clubhouse with exercise room
- Beautiful architecture by award-winning firm
- Professionally designed landscaping incorporating mature tree lines
- Within five minutes of business and shopping attractions in historic downtown Libertyville
- Convenient downtown Libertyville commuter train station
- Easy access to interstate highway system
- Near Independence Grove Forest Preserve