**3101 Pass A Grille Way, Lot 1 – Preliminary Specification Sheet**

* Type of construction – concrete and block frame
* Driveway – pavers
* Landscaping – sod, sprinkler system and plantings
* Exterior Windows/Doors/Sliders – PGT or similar
* Roofing – Metal
* Exterior Railings – Metal/Aluminum
* Interiors – wood frame, drywall
* Flooring – engineered hardwood, ceramics, hard tile
* Cabinetry – custom shaker style cabinetry
* Counter Tops – solid surface
* Trim – wood base, door trim, window sills
* Paint – walls and ceilings
* Appliances – GE Monogram, SubZero, Wolf
* Closet Systems – Master Closet system
* Elevator – electric 3 stop, shaker style cab
* Plumbing – 2 Hot Water systems – looped, bath/tub/sink fixtures
* Mechanical – 2 Heat pumps for A/C ducted, smart thermostats
* Electrical – 200/300 Amp Service, light fixtures
* IT – prepped for central Audio/Video/Security command
* Pool/Spa – Salt water system includes lap pool, sun shelf and spa