

DOWN TOWN BRAM

standard features

check-list

KNUTSON
THE SOL, LUNA & ASTRA

• URBAN BRICK FRONT & REAR EXTERIORS	✓					
• 2 ROOFTOP TERRACES	✓					
• LOFT SUN ROOM	✓					
• PRIVATE ELEVATOR AVAILABLE	✓					
• 9' CEILINGS ON ALL LEVELS	✓					
• CHESTNUT BRONZE LOW E GLASS SINGLE HUNG WINDOWS	✓					
• 3 TONE DESIGNER PAINT SCHEME	✓					
• UP TO 5 BEDROOMS WITH 4.5 BATHS	✓					
• 12" x 24" OWNERS BATH FLOOR TILE	✓					
• 4" x 16" OWNERS BATH WALL TILE	✓					
• 2" x 2" OWNERS SHOWER FLOOR TILE	✓					
• 13" x 13" 2ND BATH FLOOR TILE	✓					
• 4" x 16" 2ND BATH WALL TILE	✓					
• 5" HAND SCRAPED HARDWOOD FLOORS - FOYER, ELEVATOR, POWDER RM, KITCHEN, GREAT ROOM & FLEX/DINING ROOM	✓					
• KOHLER FAUCETS & FIXTURES	✓					
• 36" SS GAS 5 BURNER COOKTOP W/ 2 WALL OVENS, MICROWAVE, VENTED HOOD	✓					
• WOLF & SUBZERO APPLIANCES AVAILABLE	✓					
• RAISED VANITIES	✓					
• 14 SEER AC+ HEAT PUMP	✓					
• DECORATOR TRIM PACKAGE	✓					
• R-21 INSULATION IN EXTERIOR WALLS	✓					
• R-49 INSULATION IN FLAT CEILINGS	✓					
• 92% HIGH EFFICIENCY GAS FURNACE	✓					
• 2" x 6" EXTERIOR WALLS	✓					
• 2 CAR GARAGE	✓					



exclusive

optional features

- PRIVATE ELEVATORS
- 5 BEDROOMS
- 4 1/2 BATHROOMS
- MODERN INDOOR AND OUTDOOR FIREPLACE DESIGNS
- GROUND FLOOR OWNER'S SUITE WITH MORNING BAR AND LAUNDRY AREA
- GOURMET KITCHEN TO INCLUDE SUB ZERO REFRIGERATOR WOLF: RANGE, MICROWAVE, 36" HOOD, WALL OVEN AND ASKO DISHWASHER
- KITCHENAID ICE MAKER, SUBZERO BEVERAGE CENTER AND DUAL-ZONE WINE CELLAR
- OUTDOOR KITCHENS
- PREP KITCHEN IN SUNROOM
- WATERFALL KITCHEN ISLAND
- GROHE K7 FAUCETS
- PAINTED CABINETS TO INCLUDE GRAY, EGGSHELL AND WHITE
- PERGOLA WITH MANUAL OR POWERED AWNING ON ROOFTOP TERRACE
- CUSTOM WET BARS, BUILT-IN WALL UNITS, BUTLER'S PANTRIES, CHEF'S PANTRIES, BUFFETS
- STATE OF THE ART HOME TECHNOLOGY
- BISON CUMARU DECKING
- MOSAIC TILE SHOWER WALLS
- METAL BALUSTERS
- BRICK ACCENT WALLS
- MIRRORED WALLS IN FITNESS ROOMS
- 7" ENGINEERED HARDWOOD FLOORING
- GAS ROUGH-IN FOR GRILL
- SOLAR PANELS

redefining features

DOWN TOWN BRAM

EXTERIOR

- Urban brick facades
- Urban brick paver stoops
- Concrete exposed aggregate lead walks & sidewalks
- Carriage Court 16' garage doors
- Spacious, private loft level rooftop terrace
- 2nd floor terrace off great room
- 2" x 6" exterior walls
- Thermatru single panel fiberglass front door with glass insert
- Recessed front entry with urban metal awnings
- James Hardie smooth prefinished siding on 4th level
 - Low VOC carpet & paint
- Tuxedo Black Low E single hung & casement windows
- Low maintenance metal wrapped frieze and fascia

INTERIOR

- Optional private elevator
- 9' ceilings on all levels
- Single panel doors with chrome lever handles and hinges
- Three tone designer paint scheme
- Craftsman style newel post with stained rails and painted balusters
- Decorator Trim Package on ground and 2nd flrs - 5 1/4" base molding and 3 1/4" door casing with plinth blocks, 1"x 6" door heads and sash bead returned 1" beyond
- Window sill with 5 1/2" sill + 2 1/4" aprons
- 5 Universal Outlets and 28" Structured Wiring Panel
- 5" wide hand scraped hardwood flooring in foyer, kitchen great room, dining room & powder room
 - Walk-in closets in Owner's Suite
 - Mohawk carpet on stairs, bedrooms, loft, hallways, rec. room & fitness/media room
 - Recessed lighting per plan

5-STAR KITCHEN

- Oversized island with granite countertop
- Kohler Bellera chrome pull down kitchen faucet
- Whirlpool SS 21 CF refrigerator with water & ice in door
- Whirlpool SS 36" 5 burner gas cooktop with oven below
- Whirlpool SS wall oven with microwave above
- Whirlpool SS Energy Star dishwasher
- Whirlpool 36" vented, canopy hood
 - Granite countertops with single bowl stainless steel undermount sink
 - 42" Signature Series upper wall cabinets

OWNER'S BATH

- Tile set shower floor + seat
- Kohler Alteo faucets with 8" spread in chrome
- Raised vanity
- 12" x 24" porcelain tile floors
- 4" x 16" subway-style shower wall tile
- Cultured marble countertops
- Kohler Sterling elongated toilet

SECONDARY BATH

- Kohler Alteo faucets
- 13" x 13" ceramic tile floors
- 4" x 16" subway-style shower wall tile
- Cultured marble countertops on raised vanity
- Kohler Sterling elongated toilet

POWDER ROOM

- Kohler Alteo faucets
- Kohler Veer pedestal sink
 - Kohler Sterling elongated toilet

ENERGY EFFICIENCY

- Duct blaster and blower door test on every home
- R-21 insulation in exterior walls
- R-49 insulation in flat ceilings main roof + terrace
- Foam insulation on roof perimeter
- Heat reflective "Cool" white TPO roof
- Whole house energy air seal package
- Upper zone 14 SEER electric heat pump
- Lower zone 14 SEER electric air conditioning
 - Lower zone 92% high efficiency gas furnace
 - Mastic sealed ductwork
 - Honeywell programmable thermostats
 - Insulated garage doors

COMMITMENT TO QUALITY

- Pre-construction meeting
- Pre-drywall meeting
- Pre-settlement demonstration
- Settlement day re-walk
- PWC 10 year warranty
- Post settlement 60 day check-up
- 11 month drywall point-up

● THE KNUTSON DIFFERENCE