

PARK HOUSE SPECIFICATIONS

TRIANGLE
RESIDENCES



CONTENT

Insulation and Windows	Page 2
Roof	Page 3
Water Heater and Heating & Cooling	Page 4
Staircase and Paint	Page 5
Exterior & Interior Doors	Page 6
Connectivity & Flooring	Page 7
Tile Finishes	Page 8
Lighting	Page 9
Fireplace & Wet Bar	Page 10
Kithchen and Craftsmanship	Page 11
Key Features & Materials	Page 12
Appliances	Page 13-14
Plumbing	Page 15

GENERAL FEATURES

INSULATION FEATURES

All roof assemblies and critical building areas are insulated with high-performance spray foam, providing superior thermal control, enhanced durability, and long-term protection. This advanced insulation system helps reduce air infiltration, improves temperature consistency throughout the home, and contributes to lower energy costs year-round.

Additional areas are insulated with high-quality fiberglass insulation to ensure balanced thermal performance throughout the residence.

All interior partition walls are also insulated to enhance sound attenuation, significantly reducing noise transfer between rooms and creating a quieter, more comfortable living environment.

Together, these insulation systems improve energy efficiency, interior comfort, sound control, and overall building performance - supporting long-term durability and everyday livability.

Bullet points

- **Spray foam roof insulation** for improved energy efficiency and lower utility costs.
- **Fiberglass insulation throughout** for consistent thermal comfort.
- **Sound-insulated interior walls** for enhanced privacy and noisereduction.

WINDOWS

Marvin Essential windows with a 10-year manufacturer warranty, selected for their durability, performance, and refined modern design. Fiberglass window frames offer superior strength, dimensional stability, and resistance to warping, rot, and moisture - outperforming standard vinyl and aluminum windows commonly used in residential construction. Excellent thermal performance provides improved insulation, enhanced comfort, and reduced energy costs year-round.

Large-format windows maximize natural light, enhance interior openness, and strengthen the connection between indoor and outdoor spaces.

Windows placed in hallways and transitional spaces bring daylight deep into the home, creating brighter interiors, improved flow, and a more spacious feel.

Marvin Essential windows combine high-quality materials, clean aesthetics, and long-term performance—delivering a premium look, smooth operation, and a solid, well-crafted feel throughout the home.

Bullet points

- **Marvin Essential fiberglass windows** for superior durability, stability, and long-term performance.
- **High-efficiency insulated glazing** for improved comfort and reduced energy costs.
- **Large-format windows throughout** to maximize natural light and enhance interior openness.
- **Hallway and transitional windows to** bring daylight deep into the home.

GENERAL FEATURES

ROOF

The homes feature a high-performance TPO roofing system, selected for its durability, energy efficiency, and long-term reliability. TPO (Thermoplastic Polyolefin) roofing is widely recognized as one of the most advanced flat-roof systems available in modern residential construction, offering exceptional protection and longevity with minimal maintenance requirements.

The TPO membrane is installed beneath a pedestal system and finished with 1-inch architectural tile, creating a refined, walkable flat roof surface. This design not only enhances the home's exterior appearance but also allows residents to safely and comfortably access the roof—an advantage not possible with traditional sloped roofing systems.

A key benefit of this system is its maintenance-friendly design. In the unlikely event that service or inspection is required, individual tiles can be easily removed and reinstalled without damaging the waterproof membrane below. This significantly reduces repair complexity, minimizes disruption, and lowers long-term maintenance costs.

TPO roofing is also highly regarded for its energy efficiency. Its reflective surface helps reduce heat absorption, contributing to lower cooling demands and potential energy savings during warmer months. The material is resistant to UV exposure, moisture, mold, and environmental wear, ensuring consistent performance over time.

The roofing system is backed by a 20-year manufacturer's warranty, offering long-term peace of mind and confidence in the roof's performance and durability. Designed to withstand daily use and environmental exposure, this system delivers years of reliable, trouble-free service.

Completing the roof design, glass railings are installed for safety and visual openness. Laminated glass is used at the rear of the homes, with tempered glass elsewhere, supported by durable aluminum posts mounted atop AZEK boards. This combination provides strength, weather resistance, and a clean, modern aesthetic that complements the overall architectural design. Together, these elements create a roof system that is functional, durable, energyconscious, and thoughtfully designed - adding both lifestyle value and long-term performance to the home.

- **High-performance TPO roofing system** with 20-year manufacturer's warranty for long-term durability and protection.
- **Pedestal-installed tile roof deck** creating a fully walkable, low-maintenance flat roof.
- **Energy-efficient reflective membrane** to reduce heat gain and lower cooling costs.
- **Service-friendly design** allowing easy tile removal and reinstallation if access is ever needed.
- **Glass railing system** with laminated and tempered glass panels on durable aluminum posts.

GENERAL FEATURES

WATER HEATER

Each home is equipped with a Navien NPE-210A2 condensing gas tankless water heater, a premium system selected for its efficiency, reliability, and superior performance compared to traditional tankstyle water heaters.

Unlike conventional water heaters that store a limited amount of hot water, this tankless system heats water on demand, delivering a continuous supply of hot water without the risk of running out. This makes it ideal for modern households, supporting multiple bathrooms and simultaneous use with consistent water temperature.

The condensing technology used in the Navien NPE-210A2 significantly improves energy efficiency by capturing and reusing heat that would otherwise be wasted. This results in lower gas consumption and reduced utility costs over time, while maintaining high performance.

Tankless systems also offer a longer service life than traditional tank water heaters, with fewer failure points and no risk of tank corrosion or leaks. Their compact design saves space and contributes to a cleaner mechanical layout within the home.

Quiet operation, advanced controls, and proven reliability make this system a low-maintenance, longterm solution - providing comfort, efficiency, and peace of mind for years to come.

- **Navien NPE-210A2 gas tankless water heater** for high-performance, on-demand hot water
- **Continuous hot water supply** with no storage limitations or shortages
- **High-efficiency condensing technology** for reduced energy use and lower utility costs
- **Long service life and compact design** with minimal maintenance requirements

HEATING AND COOLING SYSTEM

Each home is equipped with two Carrier high-efficiency gas furnace systems, delivering reliable performance, comfort, and long-term energy savings. With a 92% efficiency rating, the system is designed to convert more fuel into usable heat, reducing energy waste and lowering heating costs compared to standard systems.

To enhance comfort throughout the home, two separate HVAC systems are provided. This dual-system configuration allows for more precise temperature control across different levels, ensuring consistent and balanced comfort without hot or cold zones. The result is improved efficiency, faster temperature response, and a more comfortable living environment year-round.

System components are strategically located outside of the walkable roof areas, preserving usable outdoor space while allowing for easier access for maintenance and service. This thoughtful placement also contributes to quieter interior operation and a cleaner overall roof design.

Carrier's proven reliability, combined with smart system layout and zoning, delivers dependable performance, comfort, and efficiency—designed to meet the demands of modern urban living.

Heating & Cooling – Key Features

- **Carrier high-efficiency gas furnace** with 92% efficiency for reliable performance and lower energy costs
- **Dual HVAC systems** for balanced temperatures and improved comfort throughout the home
- **Enhanced energy efficiency** with faster response and reduced strain on equipment
- **Smart equipment placement** outside of walkable roof areas for improved functionality and easier maintenance

GENERAL FEATURES

STAIRCASE

The home features a custom mono-stringer staircase, designed as a sculptural architectural element that enhances both form and function. Its open, modern profile allows light to flow freely through the space, creating a sense of openness and visual continuity across levels.

The stair treads are crafted from solid red oak, sourced locally from the Pocono region. The wood is carefully and gently dried to ensure long-term stability and durability. Each tread is fabricated from a single solid piece of oak, resulting in a smoother, more refined appearance with clean lines and minimal seams - an approach that reflects both craftsmanship and material integrity.

The staircase combines metal structure, hardwood treads, and glass railings to achieve a balanced, contemporary aesthetic. Tempered glass panels provide safety while maintaining transparency, allowing the staircase to feel light, elegant, and integrated into the overall design rather than enclosed.

This staircase is not only a functional connection between floors, but a defining interior feature - showcasing quality materials, thoughtful detailing, and timeless modern design.

Staircase – Key Features

- **Custom mono-stringer staircase** with a clean, modern architectural profile
- **Solid red oak treads** crafted from locally sourced Pocono oak, gently dried for durability
- **Single-piece oak treads** for a smooth, seamless, and refined finish
- **Tempered glass railing system** combining safety with visual openness

PAINT

Each residence features a designer-selected paint palette, thoughtfully chosen to complement the architectural design, material selections, and overall aesthetic of the home. Colors are carefully coordinated with flooring, cabinetry, fixtures, and finishes to create a cohesive and refined interior experience.

High-quality interior paints are used throughout, providing a smooth, durable finish with long-lasting color performance. The curated palette enhances natural light, highlights architectural details, and reinforces the modern, elevated character of each residence. This intentional approach ensures that every home feels complete and design-forward from day one - eliminating the need for immediate repainting or color adjustments.

Paint – Key Features

- **Designer-selected paint palette** tailored to each residence
- **Colors coordinated with all interior design elements** and finishes
- **High-quality interior paint** for durability and a refined appearance
- **Cohesive, move-in-ready interiors** with a finished design aesthetic

GENERAL FEATURES

EXTERIOR DOORS

Exterior doors are Therma-Tru fiberglass doors, selected for their exceptional durability, energy efficiency, and refined appearance. Fiberglass doors outperform traditional wood and steel doors by resisting warping, cracking, moisture, and temperature-related expansion - making them ideal for long-term performance in all seasons.

These doors offer excellent insulation, contributing to improved indoor comfort and reduced energy loss, while maintaining the look and feel of a premium architectural entry.

Exterior Doors – Key Features

- **Therma-Tru fiberglass exterior doors** for superior durability and longevity
- **Excellent insulation performance** for enhanced energy efficiency
- **Resistant** to warping, moisture, and weather exposure
- **Refined appearance** with long-term reliability

INTERIOR DOORS

All interior doors are solid-core doors, selected for their superior quality and performance compared to standard hollow-core doors. Solid doors provide a more substantial feel, improved durability, and enhanced sound insulation - contributing to a quieter and more refined living environment.

The added weight and construction quality result in smoother operation and a more upscale presence throughout the home, reinforcing the overall sense of craftsmanship and attention to detail. Paint – Key Features Designer-selected paint palette tailored to each residence Colors coordinated with all interior design elements and finishes High-quality interior paint for durability and a refined appearance Cohesive, move-in-ready interiors with a finished design aesthetic.

Interior Doors – Key Features

- **Solid-core interior doors** for enhanced durability and quality
- **Improved sound insulation** compared to standard hollow-core doors
- **Substantial feel and smooth** operation throughout the home

GENERAL FEATURES

INTERNET & CONNECTIVITY

Each home is equipped with pre-installed, high-speed internet infrastructure, designed to support modern living, remote work, streaming, and smart-home technology. Dedicated internet access points are provided on every floor, ensuring strong, reliable coverage throughout the entire residence.

The homes are pre-wired for Verizon service, allowing for fast and seamless connection without the need for additional construction or retrofitting. This forward-thinking setup minimizes signal loss, reduces reliance on boosters, and provides consistent performance across all levels of the home.

This infrastructure is designed to meet current and future connectivity demands, delivering reliability, speed, and flexibility for today's digital lifestyle.

Internet – Key Features

- **Internet access points on every floor** for strong, consistent coverage
- **Pre-installed high-speed internet infrastructure** throughout the home
- **Pre-wired for Verizon service** for fast, seamless activation
- **Designed for modern connectivity needs**, including remote work and smart-home use

HARDWOOD FLOORING

The homes feature premium solid hardwood flooring, selected to complement the distinct character of the River Design and Park Design residences. Each flooring choice reinforces the architectural identity of its respective home while delivering durability, warmth, and timeless appeal.

Park Design Houses showcase Prospect Ash herringbone solid hardwood with a wirebrushed finish, used as a defining design element. The herringbone pattern adds architectural interest and depth, while the wire-brushed texture enhances the natural character of the ash wood, creating a rich, tactile surface with a distinctive, designforward presence.

Together, these hardwood selections deliver a balance of timeless craftsmanship and curated design - elevating the interior experience while ensuring lasting quality.

Hardwood Flooring – Key Features

- **Solid hardwood flooring throughout** for durability and long-term value
- **Prospect Ash herringbone flooring** in Park Design houses for architectural character
- **Wire-brushed finish** adds texture, depth, and visual interest

GENERAL FEATURES

TILE FINISHES DESCRIPTION

In both the RIVER and PARK houses, a cohesive and modern tile palette is used throughout to ensure visual continuity and durability. Napoli Sand Porcelain Tile is the primary finish, selected for all bathroom floor areas (with the exception of the third-floor shower), for the wall surfaces in the third and fourth-floor bathrooms, and for the first-floor entrance flooring. This tile provides a warm, neutral tone and a refined porcelain finish suitable for high-traffic and wet areas.

Accent detailing in the third- and fourth-floor bathrooms is achieved with Napoli Sand Porcelain Stacked Mosaic, used as a wall feature to add texture and visual interest while maintaining consistency with the main tile selection.

The first-floor toilet is distinguished with Smoke Gray Glossy Ceramic Tile applied to the wall surfaces, introducing a subtle contrast through its darker tone and reflective finish. This space is further enhanced with Valentino White Marble Pencil trim installed along the upper portion of the walls, providing a clean, elegant transition and a refined decorative detail.

The PARK house employs a unified tile scheme that balances modern design with practical performance. Napoli Sand Porcelain Tile is selected for all bathroom floors, excluding the third-floor shower, and for the wall finishes in the third- and fourth-floor bathrooms. The same tile is extended to the first-floor entrance, ensuring visual continuity across key living and circulation areas.

To enhance the third- and fourth-floor bathrooms, Napoli Sand Porcelain Stacked Mosaic is used as a wall feature, introducing subtle texture while remaining consistent with the overall material palette.

Within the first-floor toilet, Smoke Gray Glossy Ceramic Tile is applied to the wall surfaces to create a contrasting yet sophisticated look. The installation is finished with Valentino White Marble Pencil trim along the upper wall line, adding an elegant accent and completing the space with a polished architectural detail.

GENERAL FEATURES

LIGHTING EXPERIENCE

The **PARK house** lighting design delivers a bold yet elegant expression of modern luxury, where lighting is treated as a defining architectural feature rather than a utility. All recessed ceiling lighting consists of 3-inch LED dimmable fixtures, arranged in a custom designer layout that transforms ceilings into visual statements. This distinctive approach creates an atmosphere of understated opulence, echoing the precision, comfort, and craftsmanship associated with Rolls-Royce-level design.

Exterior lighting at entry points, balconies, and the pilot house enhances safety while highlighting the home's architectural character. The garage is fitted with contemporary ceiling light strips that provide bright, uniform illumination with a refined aesthetic. Upon entry, a carefully selected ceiling fixture introduces the home's design language with confidence and style.

Inside, living spaces are illuminated with intention and balance. The dining area is defined by a modern pendant fixture that serves as a focal element, while the kitchen is equipped with thoughtfully placed ceiling lighting that supports both functionality and visual appeal. Living rooms are enriched with wall-mounted lighting along balcony-facing walls and integrated ceiling fan and light fixtures that enhance comfort without compromising design.

Bedrooms continue the theme of refined living, featuring layered lighting that includes ceiling fixtures and bedside reading lights for personalized comfort. The primary bedroom is elevated with additional wall-mounted lighting near windows, creating a calm, luxurious retreat. Hallways and corridors are subtly lit to maintain a smooth, elegant transition between spaces.

Together, these elements create a cohesive, high-end lighting environment that defines the PARK house as a residence where design, comfort, and luxury converge seamlessly.

GENERAL FEATURES

FIREPLACE EXPERIENCE

The home is equipped with the Sideline® 72-Inch Recessed Smart Electric Fireplace (Model 80015), selected for its exceptional design, advanced technology, and superior performance - one of the most refined electric fireplaces available on the market today.

Seamlessly recessed into the wall, this fireplace delivers a clean, modern aesthetic that elevates the entire living space. Its impressive 72-inch width creates a striking architectural focal point, while the ultra-realistic flame presentation adds warmth, depth, and ambiance without the maintenance, smoke, or safety concerns of a traditional fireplace.

Designed for both comfort and convenience, the Sideline fireplace features smart controls, remote operation, and customizable flame colors and brightness, allowing residents to tailor the atmosphere to any mood or occasion. Whether enjoying a quiet evening at home, entertaining guests, or creating a cozy backdrop on cooler nights, the fireplace enhances the experience with effortless elegance.

Beyond aesthetics, the electric heating system provides efficient supplemental warmth, making the space inviting yearround. Silent operation and energy-conscious performance ensure comfort without disruption.

For homeowners, this fireplace is more than a feature - it's an everyday luxury. A place to gather, relax, and unwind, the Sideline 72 transforms the living area into a welcoming retreat that blends modern technology with timeless comfort. Lighting is layered.

Striking 72-inch recessed design that serves as a premium architectural focal point

- **One of the best-in-class** electric fireplaces on the market for performance and design
- **Ultra-realistic** flame effects creating warmth, depth, and ambiance
- **Smart, remote-controlled** operation with customizable flame and heat settings
- **Clean, silent, maintenance-free** luxury for year-round enjoyment

WET BAR (FOURTH-FLOOR)

Every home features a custom-designed wet bar on the fourth floor, created as a refined entertaining space and a stylish private retreat. Designed by professional designers and fully custom-made, the wet bar blends functionality with elevated craftsmanship.

The bar includes a custom sink carved from the same Grade 6 granite stone as the countertop, creating a seamless, sculptural look. Integrated LED lighting highlights the design, while a 21-inch beverage center offers convenient access to chilled drinks. A custom shelving system provides elegant display space, complemented by concealed under-sink storage that maintains a clean, uncluttered aesthetic.

Ideally positioned, the wet bar offers easy access from the rooftop, making it perfect for hosting gatherings or guest receptions above, while also being conveniently accessible from the primary bedroom - ideal for nighttime refreshments without leaving the level. An optional fresh-water filtration system can be installed, allowing residents to easily fill glasses and water bottles with filtered water.

Thoughtfully designed and finished with premium materials, the fourth-floor wet bar enhances both entertaining and everyday living, adding a distinctive layer of comfort, convenience, and luxury to the home.

Fully custom-designed wet bar by professional designers, exclusive to each home

- Seamless Grade 6 granite sink and countertop, custom-carved from the same stone for a sculptural, high-end finish
- Integrated LED lighting enhancing both ambiance and design details
- Built-in 21-inch beverage center for effortless entertaining
- Custom shelving and concealed under-sink storage for a clean, refined look

KITCHEN & COUNTERTOPS

KITCHEN DESIGN & CRAFTSMANSHIP

The kitchen is designed as a clean, architectural centerpiece, combining European-inspired minimalism and American-style comfort with high-performance functionality. Custom cabinetry by EDEL Cabinetry is executed in a seamless, handle-less design, creating an uninterrupted visual flow throughout the space.

All cabinetry materials are 98% made in the USA, precision-cut, and fully hand-assembled in a state-of-the-art manufacturing facility in Philadelphia. This local production ensures exceptional quality control, consistency, and craftsmanship at every stage.

A full-height cabinetry wall anchors the kitchen, integrating panel-ready refrigerator and freezer columns, double wall ovens, concealed storage, and a streamlined cooktop zone. Upper and lower cabinets are carefully aligned for symmetry, with integrated LED lighting illuminating both the cabinet undersides and the floor below, creating a subtle floating effect and enhancing nighttime visibility and ambiance.

At the center of the space, a substantial custom island functions as both a working surface and an entertaining hub. The island incorporates push-to-open cabinetry on all sides, hidden drawers, an integrated trash pull-out, and a built-in beverage center, delivering maximum storage while preserving a clean, sculptural appearance.

PRECISION HARDWARE & LIGHTING EXPERIENCE

Every cabinet door and drawer is fitted with premium soft-close hardware, ensuring quiet, effortless operation. Upper cabinets feature an advanced smooth-motion opening and closing system, allowing doors to be operated with a single finger, reinforcing the kitchen's refined, high-end feel.

LAYERED LED LIGHTING IS THOUGHTFULLY INTEGRATED THROUGHOUT THE SPACE

- Under-cabinet lighting provides functional task illumination
- Floor-level lighting beneath cabinetry adds depth, warmth, and a subtle architectural glow

This lighting strategy enhances both everyday use and evening ambience without visual clutter.

KITCHEN & COUNTERTOPS

KEY FEATURES & MATERIALS

- 100% USA-made materials, fabricated and assembled in Philadelphia
- Fully custom, handle-less cabinetry with push-to-open design
- Soft-close doors and drawers throughout
- Smooth one-finger operation for upper cabinetry
- Integrated LED lighting under cabinets and at floor level
- Panel-ready appliance integration for a seamless look
- Built-in wine / beverage center within the island
- Hidden drawers and concealed storage solutions

LAYOUT & DIMENSION HIGHLIGHTS

- Main cabinetry wall length: approx. 230 inches (19'-2")
- Central upper cabinet run: approx. 127 ½ inches
- Base cabinet depth: 24 inches
- Upper cabinet depth: 12 inches
- Tall appliance cabinets: approx. 94 inches high
- Island length: approx. 127 ½ inches
- Island depth: 24 inches
- Cabinet modules range from 18 to 39 inches, proportioned for symmetry and flow

DESIGN INTENT

This kitchen is intentionally designed to feel calm, refined, and timeless. Precision manufacturing, premium hardware, and layered lighting work together to create a space that feels effortless yet highly engineered. Appliances and functional elements are visually minimized, allowing craftsmanship, proportions, and materials to define the experience.

The result is a kitchen that delivers exceptional performance, quiet luxury, and long-term value, equally suited for daily living and elevated entertaining.

APPLIANCES - PREMIUM APPLIANCE PACKAGE

Every home is equipped with a carefully curated, high-end appliance package, anchored by industry-leading Thermador Masterpiece® Series appliances, selected for performance, reliability, and timeless design.

KITCHEN APPLIANCES

30" Thermador Built-In Refrigerator Column with stainless steel interior and advanced freshness systems

- Model: T30IR905SP
- 16.8 cu. ft. capacity, stainless steel interior liner, Freedom® hinge, auto door opening, ThermaFresh® system, adjustable shelving, temperature-controlled drawer

18" Thermador Built-In Freezer Column with soft-close drawers and theater-style LED lighting

- Model: T18IF905SP
- Soft-close full-extension drawers, LED sidewall theater lighting, SuperFreeze® function, adjustable glass shelving, stainless steel interior

36" Thermador Masterpiece® Gas Cooktop featuring patented Star® burners and professional performance

- Model: SGSX365TS
- Patented Star® burners, continuous grates, electronic re-ignition, extra-low simmer burners, powerful center burner, Star-K compliant

36" Thermador Custom Ventilation Insert with smart auto mode and multi-speed control

- Model: VCI6B36ZS
- Four fan speeds, Auto Mode, delayed shut-off, clean-filter reminder, dual lighting levels, Thermador Connected Experience

30" Thermador Wall Oven & Microwave Combination with SoftClose® doors and smart connectivity

- Model: MEM301WS
- SoftClose® doors, multi-point meat probe, smart connectivity, removable rotisserie, stainless steel and gray glass finish

24" Thermador Built-In Dishwasher designed for ultra-quiet, high-capacity performance

- Model: DWHD640EPR
- 16 place settings, chef's tool drawer, Wi-Fi enabled, high-temperature wash, NSF-certified rinse, ultra-quiet operation (48 dBA)

This professional-grade kitchen package delivers both chef-level capability and clean, architectural integration.

APPLIANCES - PREMIUM APPLIANCE PACKAGE

Every home is equipped with a carefully curated, high-end appliance package, anchored by industry-leading Thermador Masterpiece® Series appliances, selected for performance, reliability, and timeless design.

BEVERAGE & ENTERTAINING

24" Wine Cooler (at the kitchen) for drinks and entertaining, featuring glass shelving and generous capacity

- 24" XO Beverage Center
- Model: XOU24WDZGSR
- Clear glass shelves, removable 6-bottle wine cradle, stores up to 145 (12 oz) cans, full telescoping racks, built-in or freestanding installation

21" Beverage Center (at the wet bar on 4th floor) for drinks and entertaining, featuring glass shelving and generous capacity Perfectly suited for entertaining, everyday convenience, and elevated living.

LAUNDRY SUITE

27" Samsung Front Load Smart Washer

- Model: WF50BG8300AV
- 5.0 cu. ft. capacity, Wi-Fi enabled, 23 wash cycles, 1200 RPM spin speed, steam cycle, vibration reduction control, child lock, Self Clean+, Energy Star® certified, ADA compliant

27" Samsung Front Load Electric Dryer

Model: DVE50BG8300V
7.5 cu. ft. capacity, Wi-Fi enabled, 21 drying cycles, five temperature settings, Energy Star® certified, child lock, drum lighting, lint filter indicator

PLUMBING FINISHES – GROHE COLLECTION

All primary plumbing fixtures throughout the home are sourced from GROHE, a globally recognized German luxury brand known for precision engineering, exceptional durability, and timeless design. GROHE fixtures are widely regarded as some of the finest plumbing products in the world, trusted in high-end residential, hospitality, and architectural projects internationally.

WHY GROHE WAS CHOSEN

- German engineering and manufacturing excellence, built to exacting standards
- Industry-leading precision valves and cartridges for smooth, reliable performance
- Timeless, minimalist design that complements modern luxury interiors
- Premium GROHE StarLight® chrome finish, engineered to resist scratches, tarnishing, and wear
- Exceptional long-term durability, designed for decades of daily use
- Advanced water efficiency without compromising pressure or performance
- Consistent temperature control for a safe, comfortable shower experience
- Widely recognized as a top-tier global brand in luxury plumbing

LUXURY IN EVERYDAY LIVING

From bathroom faucets to rain showers and tub fillers, GROHE fixtures elevate everyday routines into refined experiences. The smooth operation, solid feel, and balanced water flow create a sense of quality that is immediately noticeable. Whether it's a spa-like shower, a relaxing bath, or daily kitchen use, GROHE delivers quiet confidence, comfort, and performance.

By selecting GROHE throughout the home, the project ensures a cohesive, high-end plumbing experience that aligns with the overall level of craftsmanship and design quality found in every detail of the residence.

PLUMBING FINISHES – GROHE COLLECTION

KITCHEN AREA

- Standard Pro 28" Undermount Kitchen Sink, 16-gauge stainless steel, single bowl
- GROHE Concetto Single-Handle Pull-Down Kitchen Faucet
- Dual spray, 1.75 GPM, high spout, GROHE SilkMove® cartridge
- Pro 1000 Garbage Disposal. 1 HP motor

3RD FLOOR BATHROOM (WITH TUB)

- GROHE Lineare Single-Hole Bathroom Faucet
Chrome finish, single-handle, 1.2 GPM
- GROHE Lineare Pressure Balance Valve Trim
Chrome finish, 3-way diverter with cartridge
- GROHE Relexa 6¼" Shower Arm
Chrome finish with GROHE StarLight®
- GROHE Rainshower Shower Head
6½" diameter, 3 spray options, 1.75 GPM
- GROHE Euphoria 110 Massage Shower Slide Bar Kit
3 spray settings, includes hand shower, 24" slide bar, and 69" Silverflex hose
- GROHE Rainshower Wall Union
Chrome finish
- GROHE Lineare Wall-Mounted Tub Spout
Chrome finish, flow control, modern profile

3RD FLOOR STAND-UP SHOWER

- GROHE Lineare Pressure Balance Valve Trim
Chrome finish, 2-way diverter with cartridge
- GROHE Relexa 6¼" Shower Arm
Chrome finish
- GROHE Rainshower Shower Head
6½" diameter, 3 spray options, 1.75 GPM
- GROHE Euphoria 110 Massage Shower Slide Bar Kit
3 spray settings, includes hand shower, slide bar, and hose
- GROHE Rainshower Wall Union
Chrome finish

TOILETS

- Geberit Sigma20 Dual-Flush Actuator Plate
Round design, bright chrome / matte chrome
- TOTO RP Wall-Hung Contemporary D-Shape Toilet
Dual flush (1.28 / 0.9 GPF), Cefiontect® finish, Cotton White
- TOTO SoftClose® Slim D-Shape Seat and Lid
Cotton White
- TOTO Alpine One-Piece Toilet (12" Rough-In)
Vitreous china, siphonic action, white finish

PLUMBING FINISHES – GROHE COLLECTION

PRIMARY (MASTER) BATHROOM – SHOWER AREA

- GROHE Lineare Single-Hole Bathroom Faucet
Chrome finish, single-handle, 1.2 GPM
- GROHE Lineare Pressure Balance Valve Trim
Chrome finish, **3-way diverter** with cartridge
- GROHE Relexa 6 $\frac{1}{4}$ " Shower Arm
Chrome finish
- GROHE Rainshower Shower Head
6 $\frac{1}{2}$ " diameter, 3 spray options, 1.75 GPM
- GROHE Euphoria 110 Massage Shower Slide Bar Kit
3 spray settings, includes hand shower, slide bar, and hose
- GROHE Rainshower Wall Union
Chrome finish
- GROHE Rainshower 6" Ceiling Shower Arm
Chrome finish, ceiling-mounted
- GROHE Rainshower 310 Mono Shower Head
Ceiling-mounted (updated selection per spec note)

PRIMARY (MASTER) BATHROOM – FREESTANDING TUB AREA

- GROHE Lineare Pressure Balance Valve Trim
Chrome finish, **2-way diverter** with cartridge
- GROHE Tempesta Wall Union with Hand Shower Holder
Chrome finish
- GROHE Sena Stick Hand Shower
Single spray, chrome finish
- Milan Wall-Mounted Tub Filler (Square Design)
Chrome finish
- 49" Metal Shower Hose
Chrome finish

CARPENTRY OPTIONS

A series of thoughtfully designed custom carpentry options are available throughout the home, allowing key spaces to be elevated with additional storage, visual impact, and refined detailing. All elements are custom—built by EDEL Cabinetry, ensuring consistency with the home's overall design language and craftsmanship.

MASTER CLOSET

The primary closet can be fully built out with custom-designed cabinetry, transforming it into a refined, highly functional dressing space. The design focuses on clean lines, efficient organization, and premium detailing.

Available Master Closet features include:

- Custom cabinetry configured for hanging, shelving, and storage
- Optional glass cabinet doors and integrated mirror
- LED lighting within glass cabinets for enhanced visibility and ambiance
- LED toe-kick lighting for a subtle architectural glow
- Premium hardware options for a tailored finish

This option creates a closet that feels intentional, organized, and luxurious - more like a boutique dressing room than a standard storage space.

Typical proportions include:

- Full-height cabinetry reaching up to 94–96 inches
- Hanging sections designed at 42–48 inches clear height
- Shelving depths ranging from 12 to 14 inches
- Drawer banks typically 18–30 inches wide, depending on layout
- Optional glass-front cabinets with integrated LED lighting
- LED toe-kick lighting at approximately 4–5 inches high

The result is a closet that feels like a boutique dressing room, offering both generous storage and architectural presence.

CARPENTRY OPTIONS

FIREPLACE SURROUND

A custom-built-in fireplace surround option is available, designed to frame the electric fireplace with clean architectural lines and integrated millwork.

This carpentry package:

- Creates a strong visual focal point within the living space
- Integrates seamlessly with the fireplace opening
- Adds depth, proportion, and balance to the room
- Enhances the overall architectural character of the interior

The result is a fireplace wall that feels custom, finished, and thoughtfully composed rather than simply installed.

Typical proportions include:

- Overall surround width ranging from 72 to 96 inches
- Vertical composition extending 90–100 inches from floor to ceiling
- Integrated side panels or shelving at 12–15 inches deep
- This option adds depth, scale, and balance, transforming the fireplace into a true architectural feature rather than a standalone element.

LAUNDRY AREA

A custom laundry cabinetry package is available to improve organization and functionality while maintaining a clean appearance.

This option may include:

- Upper and lower cabinetry for storage
- Concealed organization for supplies and appliances
- A streamlined design that integrates seamlessly into the space

The result is a laundry area that feels finished, efficient, and visually consistent with the rest of the home.

A custom laundry cabinetry package improves organization while maintaining a streamlined appearance.

Typical elements include:

- Upper cabinets mounted at 54–60 inches above finished floor
- Cabinet depths of 12 inches (uppers) and 24 inches (bases)
- Over-appliance cabinetry spanning 60–72 inches wide
- Integrated shelving for detergents and supplies

This creates a laundry space that feels intentional, efficient, and visually consistent with the rest of the home.