



LUXURIOUS LIVING, TIMELESS STYLE

#### RESIDENCE TWO AMENITIES LIST

##### EXTERIOR FEATURES

- High efficiency Eagle low-E windows with metal clad exterior and wood interior
- Smooth acrylic stucco exterior finish
- Finished two car garage with overhead lighting, hand-textured and painted walls
- Insulated sectional garage doors with light panels
- Ground level elevator (42" x 54" x 8') with access to private rooftop terrace
- Decorative 8' glass front door
- Private rooftop terrace with kitchenette, half bath and Viking gas barbecue
- Dedicated 220 outlet at rooftop terrace for a 8' x 8'/500 gallon spa (per plan)
- Second floor balconies overlook Marsh Street and towards downtown
- Fully insulated interior and exterior walls

##### KITCHEN

- Custom designed kitchen with quartz slab countertops
- Full backsplash with hand-set subway tile
- Under cabinet kitchen lights (per plan)
- Thermador appliances including refrigerator, dishwasher and built-in microwave
- Thermador 18" built-in wine column
- Thermador 48" natural gas range with stainless steel hood
- Oversized kitchen island
- 36" White Kohler apron front sink

##### BATH

- Quartz slab countertops with a 4" quartz backsplash in all bathrooms
- Elegant freestanding tub is Master
- Tile surround walk-in shower in master bath with frameless glass shower enclosure
- Tile surround tub/shower in guest baths

##### INTERIOR FINISHES

- Custom two-tone paint scheme throughout (excluding closets)
- Two tankless hot water systems with re-circulation loops
- Eight separately zone-controlled Daikin heating and air condition systems
- Majestic Marquee gas fireplace
- Cabinets at media niche in family room
- Decora switches and outlets
- Decorative 8' solid core interior doors
- Oversized 3-3/4" window and door casing
- Generous 7-1/4" baseboards
- Hardwood flooring in the entry, kitchen, dining and family room
- Ground floor wet bar with mini fridge and private laundry area
- Third floor laundry room with front load washer and dryer
- 36" finished height countertops in the kitchen and bathrooms
- Complete alarm system with three smart keypads throughout home
- Surround sound pre wire in living room and in all bedrooms
- Dining room buffet with under counter refrigerator and wet bar

##### ADDITIONAL & UPGRADED INTERIOR FINISHES

- Control 4 Home Automation System; HVAC, Security Alarm and Select Interior Lights can be operated remotely via Control 4
- Pre-wired for solar panels
- Chrome plumbing fixtures from the Purist collection
- Upgraded finish on cabinets in dining, kitchen island and in Guest Bathroom #2
- Modern crystal disk interior door hardware
- Hand selected custom bathroom mirrors
- Custom Master closet by One Source
- Custom interior elevator panels
- Upgraded 8" French Oak wood flooring
- Wood floor added to entry and Bedroom #3
- Upgraded Premium Sora Lighting package
- X-Mas plug added to Penthouse
- Two additional outlets in Kitchen backsplash
- Upgraded mailbox parcel drop box for packages
- Upgraded Calacatta Quartz countertops in Kitchen, Dining, Mudroom and Master
- Upgraded tile including marble mosaics, cement tile and custom patterns
- Upgraded cabinet hardware including knobs from Restoration Hardware
- Statement light fixtures selected for both the dining room and guest bedroom
- Custom light fixture with medallion ceiling detail in Master bedroom
- Upgraded Tuflex carpet in Master and guest bedroom
- Custom shiplap detail in Mudroom
- Custom wood designed fireplace surround with Quartz inset
- Upgraded railing at front entry stairs
- Upgraded Cement Tile BBQ Backsplash
- Pottery Barn Pivot Mirrors in Guest Bath

*These upgraded features are valued at \$99,078.00*

**MANGANO**  
COMPANY INC

Builder



LLC, Owner

**R** RICHARDSON  
PROPERTIES  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Broker  
CAL BRE# 01465507

For more information and to take a virtual tour visit  
[www.MarshStreetBrownstones.com](http://www.MarshStreetBrownstones.com)

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