

SYSTEMS & FINISHES - 6520 E Driscoll Street

INTERIOR

PAINT & FINISHES

Swiss Coffee (OC-45) BEHR Paint -

All walls & ceilings (Flat), trim & doors (Semi-Gloss), bathrooms (Satin Enamel)

Portola Paints, Roman Clay, Patagonia - Fireplace Surround

FLOORING, TILE & BRICK

Daltile, Outlander Moonlight, 12x24 Grande Porcelain Tile - Entry

Daltile, Outlander Moonlight, 12x24 Palazzo Porcelain Tile - Bathroom Floors

Bel Air Waterproof Laminate Floors Riverlands (Color) - Throughout

Zia Tile, Sequoia 2x8 Ceramic - Primary Bathroom Surround

Zia Tile, Balsam 2x8 Ceramic - Guest Bathroom Surround

Zia Tile, Alabaster White 2x4 Ceramic - Secondary En Suite Bathroom Surround

Zia Tile, Alabaster White 2x8 Ceramic - Kitchen Backsplash

HC Muddox Fire Brick (Buff) - Fireplace Firebox

CABINETS & COUNTERS

European-Style Flat Panel Cabinets Modern Oak (Color) - Kitchen, Bathrooms & Living Room Built-ins

Built-in Closet Cabinetry - Primary Bedroom & Bathroom

Luna Silk Quartz Counters - Kitchen & Bathrooms

HARDWARE, GLASS & MIRRORS

Kwikset Pismo (Satin Brass) Door Knobs

Design House Heavy Duty Door Hinges (Satin Brass)

Ethan Edge Pulls (Satin Brass) - Cabinet Hardware

Glass Warehouse Framed Oval Vanity Mirrors (Satin Brass) - Bathroom Vanities

Frameless Shower Glass w/ Chrome Hardware - Bathrooms

Windows - Safeguard Windows Dual Pane Vinyl Retrofit Windows & Sliding Doors

Entry Sidelites - Dual Pane Wood Framed Clear Glass Sidelites

PLUMBING FIXTURES

Delta Modern Shower Systems (Chrome) - Bathroom Showers

Delta Trinsic Floor Mounted Tub Filler & Hand Shower (Chrome) - Primary Bathroom Bathtub

Delta Nicoli Faucet 3 Hole, 8 Inch Widespread (Chrome) - Bathroom Sinks

Delta Nicoli Kitchen Faucet with Pull Down Sprayer (Chrome)

Woodbridge 67" Acrylic Freestanding Bathtub - Primary Bathroom

2-Piece 1.1 GPF/1.6 GPF Dual Flush Elongated Toilets (White) - Primary & Guest

Bathrooms

2-Piece 1.1 GPF/1.6 GPF Dual Flush Round Toilet (White) - En Suite Bathroom
Frameless Glass Shower Enclosures - Bathrooms

LIGHTING

Glint 6 Light Unique/Statement Sphere Chandelier (Satin Brass) - Dining Room
Ilucezzo Flush Mount LED Dimmable Cylinder Ceiling Spot Lights (White) - Kitchen
Carran Acrylic LED Flush Mount (Chalk White) - Bedrooms
Drake Single Light Glass Steel Dimmable Flush Mounted Sconce (Satin Brass) -
Bathrooms
LED 4" Ceiling Lighting - Throughout

APPLIANCES

Refrigeration -

Samsung Counter-Depth Mega Capacity 27-cu ft 3 -Door 36-in Wide Smart
Compatible French Door Refrigerator with Dual Ice Maker (Fingerprint Resistant
Stainless Steel) ENERGY STAR Certified

Ventilation -

36-inch Ducted 600-CFM Stainless Steel Insert Under Cabinet Range Hood with
Charcoal Filter

Cooking -

Samsung Bespoke 30-in 4 burners 6.3-cu ft, Air Fry Convection Oven Slide-In
Single Induction Range (Stainless steel)

Samsung 1.9-cu ft 900 -Watt Countertop Microwave (Stainless steel)

Cleaning -

Samsung 24-in Top Control Built-in Dishwasher (Fingerprint Resistant Stainless
Steel), AutoRelease Door, 48-Decibel

InSinkErator Badger 5, 1/2 HP Continuous Feed Kitchen Garbage Disposal

EXTERIOR

ENTRY

Progress Lighting 5-Inch Cylinder Outdoor 1-Light Modern Wall Mount Light
(Antique Bronze) (P5674-20)

Progress Lighting 5-Inch Cylinder Outdoor 1-Light Modern Flush Mount Ceiling
Light (Antique Bronze) (P5774-20)

Bold MFG & Supply Matte Black 3/16" Mild Steel Custom House Number Plaque
RING - Low Voltage Wired Video Doorbell with Chime (2nd Gen)

Daltile Outlander Moonlight, 24x24 Palazzo Tile Floor

PATIO & POOL

Daltile Outlander Moonlight, 24x24 Palazzo Porcelain Tile - Patio
Donegal (Raw Brass) Wall Lights

Smart Indoor and Outdoor 52in 3-Blade Ceiling Fan (Black), By East Grove Home -
Patio

Bedrosians Tile Celine 2x6 (Blue) Matte Porcelain Tile - Swimming Pool

LANDSCAPE

Fence -

Custom Board-on-Board Overlapping Cedar Fence

Lighting -

Landscape Path Lights & Spotlights (Dark Brass) 2700K Color Temp

Fence Lighting JONATHAN Modern Outdoor Wall Sconce (Black) with Integrated
LED, Dimmable Downlight

PAINT & COLOR STAIN

Cracked Pepper (PPU18-01), BEHR Paint

Wood siding & garage door (Satin Enamel), stucco (Flat), fascia & rain gutters
(Semi-Gloss)

Hidden Gem (N430-6A), BEHR Paint - Entry Door

Cracked Pepper (PPU18-01) BEHR Solid Color House & Fence Exterior Wood Stain
- Fence

GARAGE

Chamberlain Belt Drive Automatic Door Opener

15'9"x7' Flush Steel Flat Panel Insulated Sectional Garage Door

EV Charging Ready

LED Shop Lights

Interior Drywall Finish on Walls

SYSTEMS

ELECTRICAL

Service Upgrade - Siemens 200-amp Solar-Ready service panel

Wiring - Whole House Rewire

Charging - USB-C Power Delivery Charger (Laptop, Cell Phone, etc.) Leviton

Decora Tamper Resistant 15 Amp Duplex Outlets - Kitchen Island

Charging - EV Charging at Garage

Receptacles - Leviton Decora 15-amp 125V Tamper Resistant Outlets

Switches - Leviton Decora 15-amp Switches

PLUMBING

Water Heater - Bradford White 50 Gallon Natural Gas 34000 BTU/hr Model#
URG150T6N

Water Supply Lines - Copper at kitchen, bathrooms and laundry room

Drain Lines - 2" & 4" ABS connecting to 4" Cast Iron (existing) - Primary

Bathroom toilet 4" ABS, Guest Bathroom & En Suite Bathroom 4" Cast Iron
(existing)

Rain Bird Multi-Valve Automatic Landscape Irrigation Sprinkler System & 3/4" PVC
Irrigation Water Supply Lines

HVAC & INSULATION

GOODMAN Heat Pump Model# GPHM36041AB

5-TON Heating and Cooling System

BTU capacity: 60,000

Refrigerant type: R-410A

Cooling efficiency: SEER2

Electrical: 208/230V Phase: 1

R-6 Ductwork

R-38 Batts and Blown-in Attic Insulation

SWIMMING POOL & SPA

Pool & Spa Heater - Pentair MasterTemp 250 - Model# 460732

Spa Jet Pump - Pentair SuperFlo

ROOF

Owens Corning TruDefinition® Duration® COOL Plus Shingles - Midnight (color)

Edge Metal Flashing (Black)

RAIN GUTTERS

Seamless, Aluminum Rain Gutters