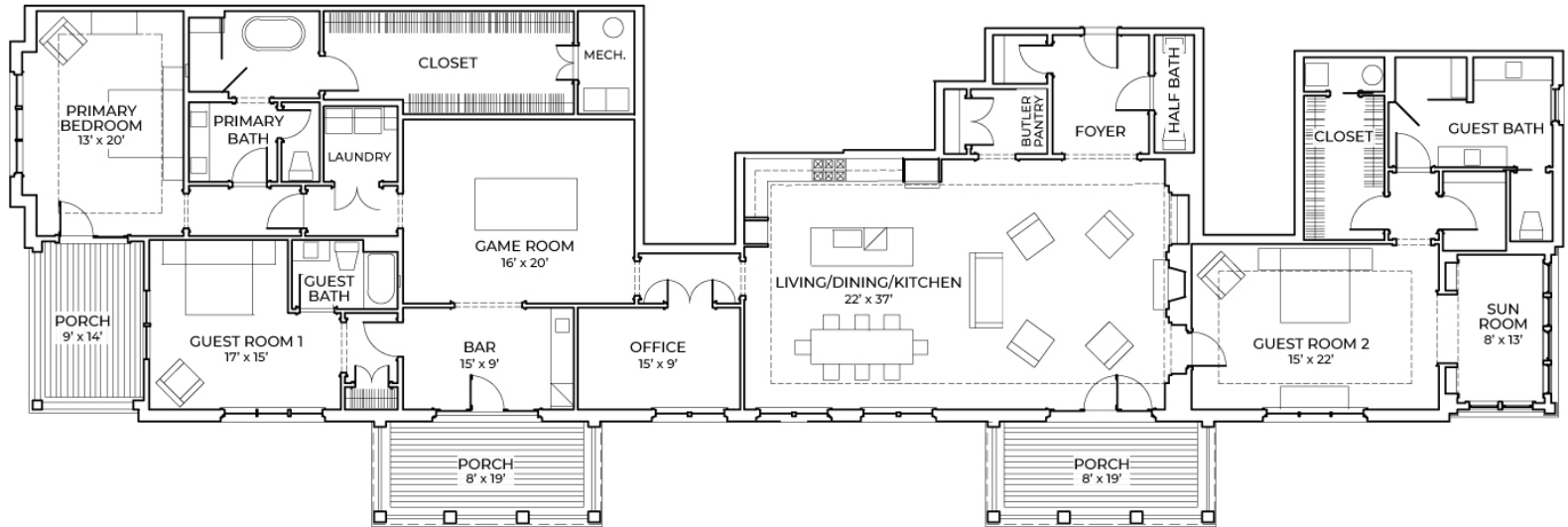


WHITE GABLES II



455 WHITE GABLES LN

Residence 301

TOTAL SQUARE FOOTAGE: 3,670 BEDROOMS: 3 BATHROOMS: 3.5

FEATURES: Sun Room, Covered Porches, Butler Pantry, Gas Fireplace, Quartz Countertops, Undermount Sinks, Kohler Fixtures, Gas Range, Bosch Appliances, Walk-In Closets with Wood Shelving

Encompassing three sides of the building with western, southern and northern exposure, this 3,600+ sq ft third floor residence enjoys views from almost every direction towards Farmington Country Club, plus Albemarle County's gorgeous mountains. The plan not only features a 22' x 37' kitchen and great room, but also a private office, bar and 16' x 20' family or game room, both which open to covered porches for outdoor entertaining. The master suite includes a large walk-in closet, a designer bath with soaking tub and walk-in shower, plus a porch with gorgeous views. Enjoy the luxury of maintenance-free living without compromising on space.

ABOUT THE BUILDING

455 White Gables II is a four-story, 14 residence condominium building above parking on the ground level. Exterior elements include a stucco base at the ground level, with three stories of brick veneer and wood-trimmed porches and stucco at the fourth floor. The roof is a dark brown metal parapet roof enclosing a flat membrane roof.

SPECIFICATIONS

RESIDENCES

INTERIOR TRIM

Castings: Adams 3.5" (min) painted
1x8 baseboard with ogee (curved) cap
2-piece 4 $\frac{5}{8}$ " crown molding in foyer, living, dining, kitchen and primary bedroom
2-panel solid interior doors with oil-rubbed bronze hardware
Closets: wood shelving with 1 $\frac{1}{4}$ " metal rod
Built-ins: Great room; built-in bookcase with fireplace surround

INTERIOR & EXTERIOR PAINT

Walls: Sherwin Williams, Flat finish (choose from designer selections)
Trim: Sherwin Williams, Semi-gloss finish, Super White
Ceilings: Sherwin Williams, Ceiling White

PORCHES & DECKS

Ceiling to be painted beadboard
Trex decking
Rails to be reinforced vinyl

WINDOWS & DOORS

Energy-efficient metal-clad wood windows and exterior doors with insulated glass
Exterior doors are factory primed solid wood
Exterior is metal-clad with metal casing and 2" metal sill

LIVING ROOM

Gas fireplace with granite (or equal) surround and custom wood mantel
Heat & Glo 6000 Clean Face in black
Built-in shelving at fireplace

KITCHEN

Saybrook cabinets with reverse raised panel shaker doors: full overlay face frame construction, wood Dovetail full extension undermount soft close drawer boxes, concealed soft close hinges, classic 5-piece drawer fronts
Quartz countertop
Tile backsplash
Sink: Signature Hardware stainless steel undermount
Faucet: Kohler single handle pull-out spray
Engineered hardwood floor (choose from designer selections)
Refrigerator: Bosch 3-door counter depth, B36CT80SN, stainless steel or equal
Gas Range: Bosch NGS8655UC, stainless steel or equal
Dishwasher: Bosch SHXM78Z55N, stainless steel or equal
Ductless vent hood: Bosch DPH30652CU, stainless steel or equal
Microwave: GE Profile PEM31SFSS, stainless steel or equal
LED under cabinet and recessed lighting

DINING ROOM

Engineered hardwood floor (choose from designer selections)
Cased openings to foyer and kitchen per plan
Chair rail and 3-piece crown molding detail

PRIMARY BEDROOM

Carpet: Shaw, non-toxic, green label, 8-pound pad (choose from designer selections)
2-piece crown molding detail

PRIMARY & GUEST BATHROOMS

Tile flooring
Tile shower and tub alcove walls; stain resistant grout; microban technology with lifetime warranty
Wellborn Hancock vanity cabinets
Sink: Signature Hardware white undermount
Quartz countertops
Faucet: Kohler Widespread, hot and cold handles
 $\frac{3}{8}$ " frameless glass shower door
Alcove tub: Signature Hardware 60" x 32"
Freestanding tub: Signature Hardware 60" x 32" (optional)
Toilet: Kohler Cimarron elongated comfort height
Tub/shower fixtures: Kohler single handle, primary with hand shower; HydroBlok shower system for latest in waterproofing technology
Mirror with wooden frame and decorative lighting

POWDER ROOM

Toilet: Kohler Cimarron elongated comfort height
Console sink: Signature Hardware, white with chrome legs
Engineered hardwood flooring
Mirror with metal frame
Vanity lighting; decorative lighting

CLOSETS

Wood shelving with 1 $\frac{1}{4}$ " metal rod
Carpet: Shaw (choose from designer selections)

SECONDARY BEDROOMS

Carpet: Shaw (choose from designer selections)

SUN PORCH

Tile floor

LAUNDRY ROOM

Washer and dryer rough-ins
Cabinets: Mantra by Masterbrand, Omni
Countertops: LG solid surface
Tile floor

MECHANICAL ROOM

HVAC unit: 14 SEER Trane heat pump with electric auxiliary heat
80-gallon electric hot water heater

SOUNDPROOFING

Corridor/resident walls have 3 layers of sheetrock and sound installation
Residence demising walls are staggered stud walls with sound insulation
Floor ceiling assembly has a Gyp-Crete topping, sound insulation and two layers of sheetrock on the ceiling
All assemblies have a sound transmission class (STC) rating of between 58-60

BUILDING CONSTRUCTION

STRUCTURE

Cast-in-place concrete foundation
Ground level cast-in-place concrete and CMU walls with concrete slab on grade floor
6" concrete floor on metal decking
2nd-4th floors: TJI joists and 2x6 exterior walls
Roof: TJI joists with parapet truss overbuild

CEILING HEIGHTS

8' 4" in basement parking and storage units
10' in main lobby, except where noted on plans
10' on residential floors, except where noted on plans

ELEVATOR

3,500-lb hydraulic elevator
Back-up generator
Wood interior paneling with stone tile floor

TRASH CHUTE

Access door on each level

INSULATION

R-19 batt insulation in exterior walls
R-38 batt insulation in roof and basement ceiling
Seal all windows, exterior doors, plate penetrations and outlet boxes
Sound insulation: unfaced rockwool at primary bedrooms, bath walls, resident separation walls and corridor walls; Gyp-Crete topping on floors

ROOF MATERIAL

Energy saving TPO membrane on flat roof
Prefinished standing seam metal on parapet roof
EPDM on porch floor system

SPRINKLER SYSTEM

Ground-level: fully sprinkled National Fire Protection Association NFPA 13 system

HVAC

Energy Star compliant 14 SEER Trane heat pumps with electric resistance auxiliary heat
Variable speed fans
10-year parts and labor extended warranty for HVAC
Programmable zone thermostats
Bath fans vent to exterior
High-efficiency 80-gallon electric water heaters
Electric space heaters in stairway

ENTRY LOBBY

Mag-lock entry access system
Interior designer selections
Painted drywall with 2-piece chair rail, 8" base with cap, 2-piece painted crown and Adams casting
Mail and package room

RESIDENTIAL LOBBIES

Interior designer selections
Wall sconces and decorative surface mounted ceiling fixtures
Painted drywall with 2-piece chair rail, 8" base with cap, 2-piece painted crown and Adams casting
Trash chute access on each floor