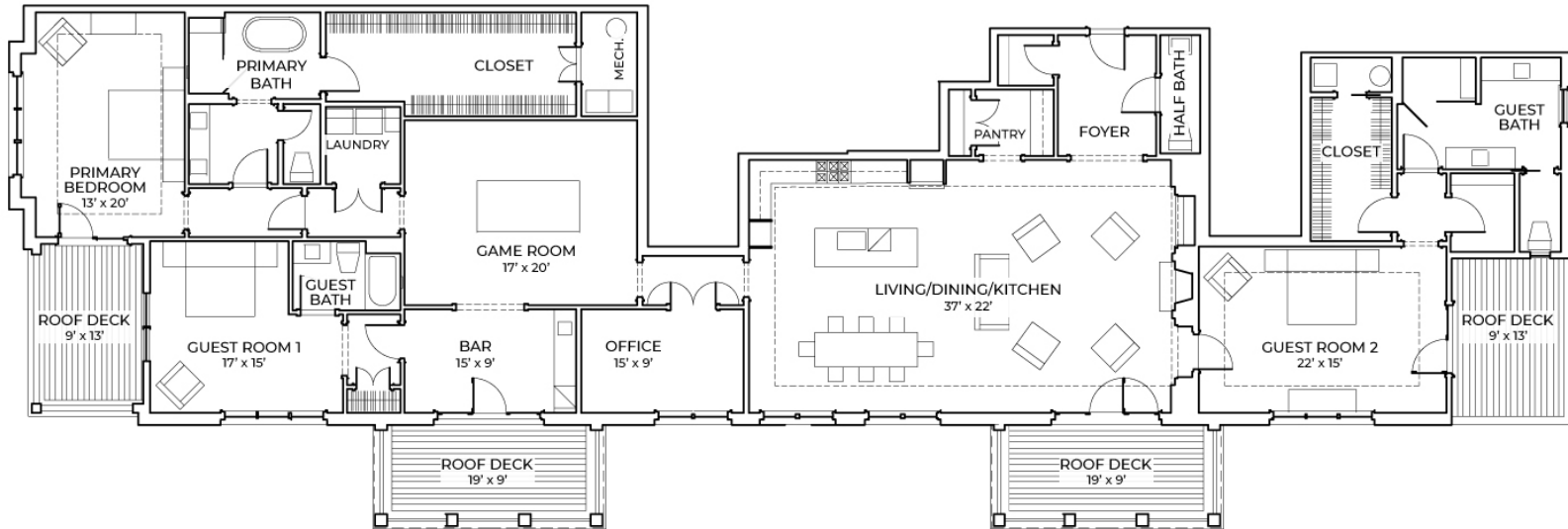


# WHITE GABLES II



## 455 WHITE GABLES LN

### Residence 401

TOTAL SQUARE FOOTAGE: 3,540 BEDROOMS: 3 BATHROOMS: 3.5

FEATURES: Roof Decks, Pantry, Gas Fireplace, Quartz Countertops, Undermount Sinks, Kohler Fixtures, Gas Range, Bosch Appliances, Walk-In Closets with Wood Shelving

Located on the top floor and encompassing three sides of the building with western, northern and southern exposure, this 3,500+ sq ft penthouse enjoys views from almost every direction towards Farmington Country Club and 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 17' x 20' family or game room, both which open to roof decks for outdoor entertaining. The master suite includes a large walk-in closet, a designer bath with soaking tub and walk-in shower, plus a roof deck 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