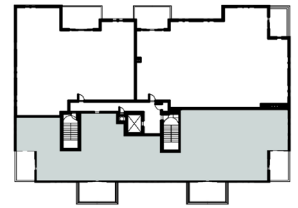
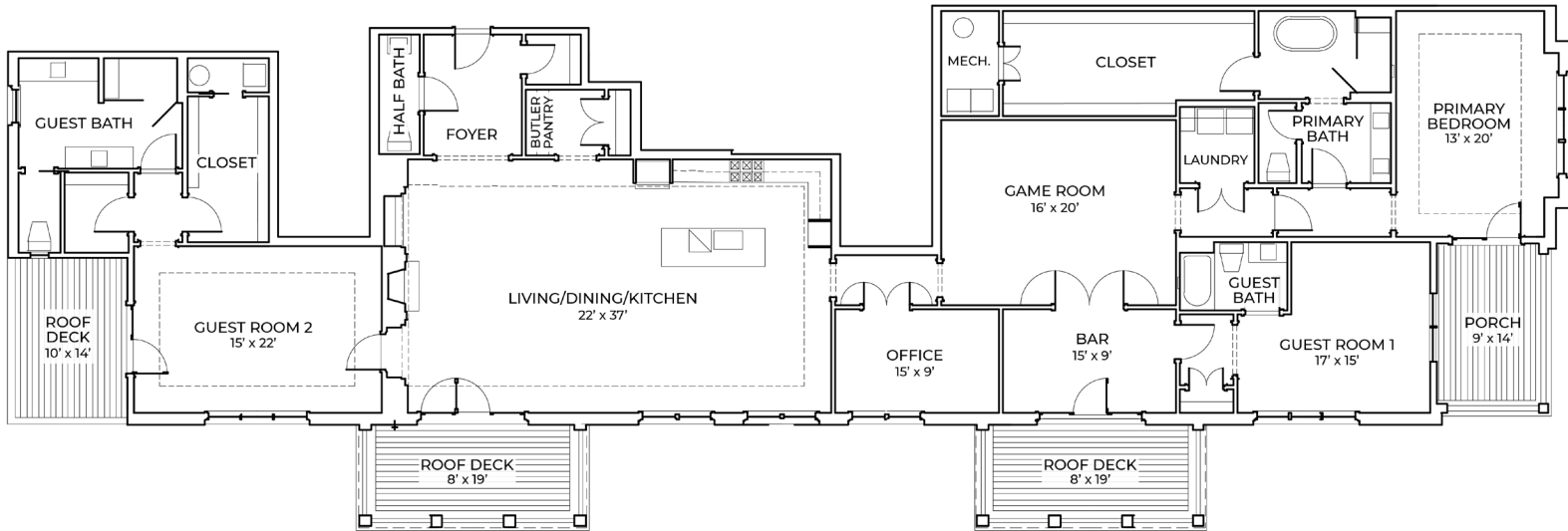


WHITE GABLES II



Building Key

465 WHITE GABLES LN

Residence 401

TOTAL SQUARE FOOTAGE: 3,557 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 Birdwood Estate and golf course 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

White Gables II is a four-story, 14 residence condominium building with above grade 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.

See following page for complete list of residence and building specifications.

SPECIFICATIONS

RESIDENCES

INTERIOR TRIM

Casting: 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 if plan allows

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 if plan allows

PRIMARY BEDROOM

Carpet: Shaw, non-toxic, green label, 8-pound pad (choose from designer selections)

2-piece crown molding detail if plan allows

PRIMARY & GUEST BATHROOMS

Tile flooring

Tile shower and tub alcove walls; stain resistant grout; microban technology with lifetime warranty

Saybrook 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", per selected plans

Freestanding tub: Signature Hardware 60" x 32", per selected plans

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 painted wood frame; decorative lighting

POWDER ROOM

Toilet: Kohler Cimarron elongated comfort height

Console sink: Signature Hardware, white with chrome legs

Engineered hardwood flooring

Mirror per designer selection

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, per selected plans

Countertops: LG solid surface, per selected plans

Shelving, per selected plans

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' 2" 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