

GrandView Penthouses

Standard Features and Specifications

Construction and Systems

*Steel and Concrete Structure
8" Concrete Floors
All Sheetrock Screwed
Public Water and Sewer
Underground Utilities
Electronic Access Garage Parking
Electronically Controlled Entry Door System at
Lobby
Brick Masonry with Exterior Arriscraft Architectural
Detail
Covered Balconies for each Residence
EPDM Roofing System
Expansive Casement Windows with Screens*

Interior Features

*9,10 and 11' Ceilings
16 x 16+ Ceramic Tile in the Foyer, Kitchen, Laundry
and Baths
Crown Molding in Foyer, Living Room, Dining Room,
Bedrooms, & Den (Per Model Type)
Two Panel 8' Solid Core Doors with Brushed Chrome
Lever Handles
Owner's Bath includes:
A Kohler Bubble Massage Tub with in-line heater,
A Separate Ceramic Tile Shower with Glass
Enclosure
Double Bowl, Marble Stone Vanity Top and
16 x 16+ Ceramic Tile Floor
16 x 16+ Ceramic Tile Floors in all Hall Baths
Ceramic Tile Shower and Tub Surround
Schlage Door Hardware in Brushed Chrome
Master Bath w/Interaktiv Shower Panel
Kohler Tub and Shower Faucets
Mirrored Medicine Cabinets
Marble Stone Vanity Tops
Kohler Toilet in all Baths
Ceramic in Laundry Room
Ventilated Shelving in Linen Closets and Pantry
Wood Shelving in Foyer & Bedroom Closets
Kenmore Extra Large Capacity Washer &
Dryer*

Interior Features Continued

*Kitchen:
Merillat Classic Cabinets
Granite Countertops
Kenmore Elite Appliances (Stainless Steel)
*30" Self-Clean Wall Oven
*Microwave
*Dishwasher
*25 cu. ft. Side by Side Refrigerator
*5 Burner Radiant Cooktop
Double Bowl Stainless Steel Undermount Sink
Kohler Kitchen Faucet
Ice Maker Rough-in*

Amenities

*Rooftop Pool, Hot Tub and Lounge
Restroom Facilities on Rooftop and Social Club Level
Poolside grill
Fitness Center
Massage Room
Living Room in Social Club
Concierge Service
Climate Control Storage Rooms (Optional)
Mail Room
Bar in Social Club*

HVAC & Electric

*Energy Efficient Gas Furnace
Gas Water Heater: 65 Gallon
Exterior Weather Proof Outlet on Balcony
Ceiling Fan Prewires in all Bedrooms, Living Room,
and Den (if applicable)
Telephone Prewires in all Bedrooms, Dens
(if applicable) and Kitchen
Television Prewires in all Bedrooms, Dens
and Living Room
Multiple Recessed Lights in Kitchen
and Bathrooms*

Quality Assurance

*Quality Built Construction
Pre-settlement Walk-through Inspection
Quality Builder Warranty Program – 10 Year
QBW
11 Month Post Settlement Service List
Member of the Homebuilder's Association of
Maryland*

Another fine community by:



M.H.B.R. No. 4541

Constructed by Sturbridge Annapolis TC LLC

PRELIMINARY

All base prices, standard features, design specifications, promotion and terms are subject to change without notice. There may be a premium charged on certain homesites. All seller discounts or contributions are conditional upon the use of the seller's designated mortgage and title company. Features effective: 11/14/08