

GrandView 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 most Residences (per plan)

EPDM Roofing System

Expansive Casement Windows with Screens

Interior Features

9 and 10' 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 Appliances (Black, White)

**4 Burner Radiant Cooktop*

**30" Self-Clean Wall Oven*

**Microwave*

**Dishwasher*

**22 cu. ft. Side by Side Refrigerator*

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

Electric Water Heater: 65 Gallon

Exterior Weather Proof Outlet on Balcony

Ceiling Fan Prewires (two switches) in all

Living Rooms, Bedrooms, Dens/Sunrooms

*Telephone Prewires in all bedrooms, dens
(if applicable) and kitchen*

*Television Prewires in all bedrooms, dens
(if applicable) and living rooms*

*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