

Bethel Station Residences Specifications

Developer
Bethel Residences Station
Development LLC

Listing Agent
Spectrum Real Estate

Construction Manager
Destefano and Associates

General Specifications For Each Unit

Electrical	Individual 100 AMP
Water-Sewer	Municipal Water and Sewer
Hot Water Heaters	Electric - On Demand Tankless Individual by Rheem, A.O smith or similar

Unit Interiors

Unit Entry Doors	UPA Custom 36"x96" in height, steel with electronic entry.
Unit Interior Doors	Custom 8' in height, black, frosted glass insert with nickel hardware. Concealed hinges and matching trim around door
Specialty Carpentry Details	Living room to have built in design with 60" electric Fireplace, slatted custom wall with TV mount.
Hardwood Flooring: Living Area, kitchen, all bedrooms, hallway	LVT 22ML 6" detail, light oak in color
Fireplace	Electric custom built in, 60" x 18" built into carpentry wall.
Bathroom Floor and Shower Surround	Luxury Ribbed porcelain 24x48 black on the floor. Fluted and oak in color shower/tub surround.
Laundry	Samsung Bespoke, or similar, ventless washer/dryer combo unit

Unit Exterior

Garage Doors	Clopay or similar, if applicable. First floor 1 bedroom only.
Flooring: Decks	Trek or similar composite to match existing
Windows	Black exterior/ Black interior Casement , Full light
Exterior Lighting – entry door, garage, patio /decks	John Timberland Black exterior wall light

Kitchen and Bathroom Finishes

Kitchen Cabinet/Vanities	Egger (or similar)– H1386 ST40 Brown Casella Oak Upper Cabinets to be 42"
Kitchen Sink / Faucet	Kohler Vault 33" undermount Stainless Steel – Faucet to be Kohler Sous Pro-style Single Hand - Black.
Countertops	Quartz
Toilets	Duel Flush 12" inch rough by Kohler or similar
Bathroom Fixtures	Bathroom Faucet – Kohler Torrington 8" widespread Showers - Lefton Shower System with Temperature Display in Fahrenheit and Dual Shower Head, Waterfall Shower Faucet Set with Spray Gun, 5-in-1 Control System, SST2206 (Matte Black) Tubs - Lefton Shower System in Fahrenheit Display (10" Overhead Shower Head with All-in-one Handheld Spray Showerhead and Bathtub Faucet, 4-in-1 Control System, SSWM2502 (Matte Black)

Kitchen Backsplash	Counter matching, full height.
Bathroom Shower/Floor	Acrylic base for shower, center drain, to match floor tile.
Bathroom Tub	Sterling or Delta 60"x32"

Appliances

Dishwasher	Forno Pozzo 24" stainless
Microwave	Forno Capoliveri 24" built in
Stove / Oven	Forno Massimo 30" 5 element
Refrigerator / Freezer	Forno Moena 40" custom built in
Garbage: disposal	Yes
Hood	Built in cabinet 400 CFM

HVAC

Heating & Cooling	Mitsubishi Mini Split Heat Pump with built in Ceiling Cassettes. Separate Zones in each bedroom.
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Communications / Electronics

Cable	Primary Connection in living area and bedrooms
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Lighting

Living Room / Kitchen Island Pendants	Recessed led Jonathan Y 13" black/chrome pendant lights over Island/Pennisula
Bathrooms	Recessed LED / Square Design 4 Lights Morden Bathroom
Bedrooms	Recessed W/ dimming switch