



KIMBERLING CITY CONDO PROJECTS 2024

Standard Features:

INSIDE YOUR HOME

Knock down textured walls and tree bark ceilings.

Paint Grade Interior Doors.

3 ½' Paint Grade Casing.

5 ½' Paint Grade Base.

BN or ORB doorknob hardware.

BN or ORB plumbing fixtures.

Luxury vinyl plank flooring everywhere, excluding stairs which will be carpeted.

Smoke detectors in all bedrooms as per code.

Fire Sprinkler system throughout as per code.

Full size washer and dryer.

Preselected quality lighting package.

TECHNOLOGY

Pre-wired for cable in bedrooms and living rooms at elevated height for wall mounting.

Programmable front door handle / lock.

Programmable WIFI thermostat.

ENERGY EFFICIENCY

Argon Gas filled Low-E windows. Clay in color – Single Hung .

Heat Pump HVAC system

PEX plumbing system.

30-year Architectural roof. Black shingles, drip edge, fascia, soffit, and guttering.

Low maintenance insulated fiberglass front door.

INSULATION SPECIFICATIONS:

R-38 insulation in flat ceilings (blown where accessible).

R-13 insulation on all exterior walls.

R-11 insulation on interior sound walls.

KITCHEN FEATURES

High Quality cabinet packages.

Stainless Steel appliance packages include 36" refrigerator, 24" dishwasher, 30" microwave hood, and 30" flat top range with oven.

Single Lever faucet with pull out sprayer.

Stainless steel 50/50 sinks.

Granite counter tops.

BATHROOM FIXTURES

Fiberglass shower or tub / shower combo.

Cultured marble vanity top with integrated sink.

Comfort height elongated toilets.

STANDARD UPGRADE OPTIONS –

1. Sliding shower door : *\$1,045.00.*
2. Upgrade Kitchen counter tops to Fast Carrara: *\$1,800.00*
3. Cultured marble shower in place of fiberglass shower unit: (7') tall: *\$3,800.00 – (9') tall \$4,250.00*
4. Cultured marble shower pan with tile walls (\$3.00 per sq. ft. allowance) (7') tall *\$5,250.00 – (9') tall \$5,750.00.*
5. Fiberglass shower pan with tile walls (\$3.00 per sq. ft. allowance) (7') tall *\$4,850.00 – (9') tall \$5,350.00.*
6. XL 9" wide plank flooring in place of standard 7": *\$940.00.*
7. Black Halifax door lever hardware: *\$1,400.00.*
8. Upgrade to pine Carr Siding on interior: *\$9.50* per sq. ft. of coverage (including finishing, material, and labor to install)
9. Wood Interior Beams – *\$29.00* per lin. ft. of beam installed. This would include labor and material to fabricate and install, as well as labor and material to finish.
10. Upgrading to add outlet and switch for "Fairy / Party" lights - *\$650.00* per deck or porch location.