



67 St Botolph Street

**Unit 1
Specifications**

Unit 1 Parlor Level Entry

Flooring	3" white oak left natural with water based finish
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Lighting	Recessed LED downlights.
Closet	Coat closet with shelf and pole.

Unit 1 Lower Level Entry

Flooring	3" white oak left natural with water based finish
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Lighting	Recessed LED downlights.
Closet	Coat closet with shelf and pole.

Living

Floor	3" white oak left natural with water based finish
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Crown	See General Spec.
Baseboard	See General Spec.
Lighting	Recessed LED downlights.
Fireplace	Spark Modern Fire 36" - \$2,000 allowance for mantle/hearth. Mantle Design TBD by buyer.

Dining

Floor	3" white oak left natural with water based finish
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Crown	See General Spec.
Baseboard	See General Spec.
Lighting	Recessed LED downlights and J-Box for chandelier. Chandelier to be supplied by buyer and installed by seller.

Kitchen

Flooring	3" white oak left natural with water based finish
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Cabinetry	Custom shaker panel cabinetry
Counter	White Carrara Marble or Similar
Backsplash	White Carrara Marble or Similar
Baseboard	See General Spec.
Lighting	Recessed LED downlights with J-Boxes for pendants. Pendants to be supplied by buyer and installed by seller.

Kitchen Appliances & Fixtures

Refrigerator	Sub Zero 36" built in refrigerator
Oven	Wolf 30" oven
Cooktop	Wolf 5 Burner contemporary cooktop
Microwave	Wolf 24" microwave drawer
Disposal	Insinkerator - Evolution
Dishwasher	Asko
Hood	Miele Visor Hood
Wine Cooler	U-Line Wine Captain
Sink	Kohler Strive 29" stainless steel sink
Faucet	Franke stainless steel pulldown faucet FFPD4350

Powder Room

Floor	Tile floor - TBD
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Baseboard	See General Spec.
Lighting	2 J-Boxes for sconces. Sconces to be provided by buyer and installed by seller.
Vanity	Lauffen Wall Hung Vanity - White
Faucet	Grohe Allure center set lavatory faucet
Toilet	Wall mounted Duravit Stark 3 with Soft close seat
Bath Accessories	Kartners - TP holder & towel ring

Study

Flooring	3" white oak left natural with water based finish
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Lighting	Recessed LED downlights.

Family Room

Floor	3" white oak left natural with water based finish
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Crown	See General Spec.
Baseboard	See General Spec.
Lighting	Recessed LED downlights and J-Box for chandelier. Chandelier to be supplied by buyer and installed by seller. Spark Modern Fire 36" - \$2,000 allowance for mantle/hearth.
Fireplace	Mantle Design TBD by buyer.

Master Bedroom

Flooring	3" white oak left natural with water based finish
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Crown	See General Spec.
Baseboard	See General Spec.
Lighting	Recessed LED downlights

Patio Sliding glass door to private brick patio

Walk-in closet

Flooring	3" white oak left natural with water based finish
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Lighting	Recessed LED Downlights
Shelving System	To be contracted by Buyer. \$5,000 allowance

Master Bathroom

Flooring	Honed 9"x18" Statuary marble tile. Radiant heat
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Baseboard	See General Spec.
Lighting	Recessed LED downlights with 2 J-Boxes for Sconces Sconces to be supplied by buyer and installed by seller
Vanity	Custom cabinetry design TBD
Counter	Grey Quartz or Similar
Sink	Kohler Verticyl rectangular undermount Sink
Faucet	Grohe Allure with cross handles
Toilet	Wall mounted Duravit Stark 3 with soft close seat
Mirror	2 Robern medicine cabinets
Bath Accessories	Kartners - 2 24" Towel Bars, 2 Robe Hooks, 2 Towel Rings, 1 TP Holder

Master Shower

Shower Walls	18" x 18" Honed statuary tile or similar
Shower Floor	3" x 3" Honed statuary tile or similar
Ceiling	18" x 18" Honed statuary tile or similar
Shower Heads & Fixtures	Grohe Allure 3 piece shower - 8" rain head, hand held, and fixed Rohl shower head

Guest Bedroom 1

Flooring	3" white oak left natural with water based finish
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Crown	See General Spec.
Baseboard	See General Spec.
Lighting	Recessed LED downlights
Closets	1 x 12 MDF painted shelf with one closet pole

Guest Bedroom 2

Flooring	3" white oak left natural with water based finish
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Crown	See General Spec.
Baseboard	See General Spec.
Lighting	Recessed LED downlights
Closets	1 x 12 MDF painted shelf with one closet pole

Guest Bathroom

Flooring	Honed East White marble 12"x24"
Shower Walls	Honed East White marble 2"x4" subway
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Baseboard	See General Spec.
Lighting	Recessed LED downlights
Vanity	Custom cabinetry design TBD
Counter	Honed Cararra marble or similar
Mirror	Plate glass mirror
Sink	Kohler Verticyl oval undermount
Faucet	Hansgrohe Talis-E 150 single hole faucet
Toilet	Kohler Persuade
Shower Head	Rohl Bossini 3 Function shower head
Shower Valve	Hansgrohe Talis S
Bath Accessories	Kartners - 1 24" towel bar, 1 toilet paper holder, 1 robe hook & 1 towel ring

Laundry

Floor	3" white oak left natural with water based finish
Walls	Skim coat plaster - Painted
Ceiling	Skim coat plaster - Painted
Laundry Machines	Stacked Electrolux or similar
Lighting	Recessed LED downlights.

Rear Garden - Parking

Patio	Rear patio with planters - per plan.
Rear Parking	Parking Available
Landscaping	Designed to plan. TBD

other construction and design details specified herein with similar materials, appliances, equipment and/or fixtures of substantially equal or better quality.