

Cove Crossing, Orleans

Amenity Sheet

Description: Custom luxury townhomes with 2 bedrooms, 2 full baths, 1 half bath, 1 car garage, 2,317 sf of finished living space, 1,300 sf unfinished basement space and additional 400+ sf of attic storage accessible by a half-sized door located in the second-floor bedroom closet.

Newly constructed by local high-end custom builder, Cape Dreams Building and Design each townhome provides an open floor plan for kitchen, dining and living room area with access to a bluestone patio. First floor master bedroom with en-suite bath that features a double vanity, linen closet and large custom tiled shower. Second floor bedroom with en suite bath features double vanity, linen closet and a soaking tub/shower unit. Both bedrooms offer generous walk in closet space. Expansive second floor provides great room/loft area. One car garage leads to mudroom and drop off area, adjacent to powder room and laundry room.

Exterior

- Full landscaping with irrigation system and bluestone walkways.
- Paved driveways with additional guest parking.
- Natural white cedar exterior shingles.
- Koma exterior trimboards (no maintenance PVC).
- Custom window caps and crown moulding on front windows.
- Slate Grey Azek decking on entry deck.

Interior

- LED recessed lighting throughout the home.
- Hanging ceiling chandelier in foyer.
- Crown moulding with trim wrapped beams in first floor main living area.
- Benjamin Moore interior paint in China White throughout except for Classic Gray and Balboa Mist in bathrooms. Trim in White Dove. One coat of primer and two coats of finish.
- Anderson 400 series Energy Star Compliant windows and Frenchwood slider off Breakfast nook.
- Kohler bath fixtures.
- Gas fireplace with stone surround and reclaimed wood mantle.
- Cable, internet and audio throughout.

- House conforms to new strict high-energy efficiency standards & will pass a HERS rating test.

Building Materials

- Energy efficient Bryant gas furnace central air heating system. Energy efficient Bryant central air conditioning.
- 3 1/4" white oak stair treads and hardwood flooring throughout except for tile floors in bath and laundry area.
- Boise Cascade engineered floor system.
- Advantech tongue and groove sub-floor.
- 1/2" CDX plywood on walls (NOT particle board).
- 5/8" CDX plywood on roof (NOT particle board).
- Sealection Agribalance open cell spray foam in roof system R-38
- Exterior walls insulated with 5 1/2", R-21 and air leakage sealing.
- Sound insulation installed in between floors and bed and bath walls.
- Certainteed 30-year architectural roof shingles, color: Moire Black.
- 6 light Jeld-Wen fiberglass exterior doors.
- 12 light Fimbel (all PVC) R12.3 insulated garage door.
- Lemieux 4 panel interior doors.
- Oil rubbed bronze hardware on all doors.

Upgrade Options (*Pending pre-sale timing*)

- Pre-wire for audio throughout home & on patio.
- Appliance upgrade
- Custom built-ins encompassing gas fireplace.
- Kitchen/bath cabinetry and countertops selections and upgrades.
- Tile selection upgrades
- Hardwood flooring options.
- Additional custom millwork, built-ins and crown mouldings.
- Bath and light fixture selections.