



## RiverWalk Specifications

### STRUCTURAL

- Construction pursuant to local building code
- Foundation, basement floor, footings - poured concrete
- Garage floor - steel-reinforced poured concrete
- Insulation 3" R-13 walls; R-38 attic
- Hatchway (optional)

### PLUMBING

- Master Bath:
  - whirlpool tub by Kohler with tile surround
  - 4' shower by Kohler (except Warwick Model)
  - granite countertop with under-mount sinks
  - elongated toilet by Kohler
  - Kohler faucets
- Main Bath:
  - one-piece fiberglass tub/shower combination by Kohler
  - elongated toilet by Kohler
  - one-piece vanity top with integrated sink
  - Kohler faucet
- Powder Room:
  - pedestal sink by Kohler
  - elongated toilet by Kohler
  - Kohler faucet

- Kitchen:
  - under-mount stainless steel, single-bowl sink with disposal
  - Kohler faucet with built-in spray
- Laundry Room:
  - washer and vented gas dryer connections
- Appliances:
  - Dishwasher, GE Profile (stainless steel)
  - Microwave, GE Profile built-in with range hood (stainless steel)
  - Gas Range/Oven, GE Profile (stainless steel)
  - Refrigerator, GE Profile (stainless steel)

### HEAT, HOT WATER & OUTSIDE FAUCETS

- Gas-fired 2-zone forced warm air heat, Central Air Conditioning
- Gas-fired, tankless, on-demand hot water heater
- Two (2) outside water faucets



### RESIDENTIAL BROKERAGE

1064 Main Street | Branford, CT 06405 | 203.481.4571 x325 | [riverwalkbranford.com](http://riverwalkbranford.com)



## RIVERWALK LUXURY HOMES

### CABINETS AND VANITIES

- Kitchen & bathroom custom cabinetry (maple, birch, oak, white standard) including
- 36" kitchen wall cabinets with crown molding
- Kitchen countertops - granite from builder's selection

### ELECTRICAL

- Electrical outlets and switches, per code
- 200 amp service
- Lighting fixtures per builder's selection (4 recessed/2 pendant fixtures included)
- 5 communication outlets for telephone and/or cable TV
- Exhaust fan/light in bathrooms
- Overhead garage door opener with 2 remotes
- 2 exterior electrical outlets

### UTILITIES

- Public water and sewer, natural gas
- Underground electric cable TV, telephone
- Town of Branford yearly Sewer Assessment to be assumed by buyer
- All specifications and plans subject to change without notice.

### EXTERIOR DESIGN

- Siding - maintenance-free premium vinyl siding
- Architectural profiles - vinyl
- Roof - 30-year asphalt/fiberglass shingle, architectural design
- Windows - low E tilt-takeout thermal windows w/ integrated grill and screen
- Transom window over front door
- Leaders and gutters - aluminum piped underground, away from foundation
- Deck 10x12 (Pressure Treated)

### LANDSCAPING

- Front walk, Tuscan pavers
- Driveway, asphalt paved
- Foundation plantings
- Rake loam and seed all disturbed areas

### INTERIOR DECOR

- Ceilings - smooth finish, painted white
- Walls - two coats Benjamin Moore flat wall paint, one color throughout - Linen White
- Woodwork - Benjamin Moore semi-gloss paint, one color throughout
- Doors - six-panel molded, smooth finish, painted
- Flooring - great room, dining room, foyer, kitchen, breakfast room, stair tread: oak finished
- with three coats oil-based polyurethane; mudroom, laundry room and baths: ceramic tile;
- bedrooms and second floor: carpet
- Clothes Closets - single-level white-wire shelving
- Pantry/Linen Closet - four-level white-wire shelving
- Custom interior trim packages - 3-1/2" casing for windows and doors; 5-1/4" base trim (first floor); 3-1/2" crown molding in dining room
- Staircase - oak treads, pine risers, poplar balusters and rails
- Kitchen, Living, Dining and Family Room windows trimmed with sills and apron
- 9' Ceilings, first floor
- Custom wall trim and chair rail in Dining Room