

The Brownstones Standard Luxuries

High Ceilings, Beautiful Molding

12' ceilings on main floor with three-piece crown molding, 10" base with cap

10' ceilings on 2nd floor with two piece crown molding, 10" base with cap

All ceilings will be painted flat white, or to match trim

Solid, period-design paneled doors throughout

Five-foot beaded board wainscoting in full baths

Hardwood and Ceramic Tile Floors

Authentic, 1 ½" wide Site Finished Hardwood Floors throughout all floors, hardwood treads on staircases, and in roof top sun room.

Stain and finish buyer's choice from samples provided by Jordan Lumber

Ceramic octagonal black & white "honeycomb" period tile in all bathrooms except powder room.

Or \$12/sft ceramic tile allowance (based on 400 sft, labor & materials).

Contact: Glynn Zeigler of G.A. Zeigler Construction, 864-350-7550

Paint

All wood trim will be painted in one, uniform white shade, in oil base

Buyer to choose from palette provided by developer

Latex paint only, in matte, semi-gloss or glossy finish

Buyer can choose up to three interior Sherwin Williams flat latex wall colors

No faux finishes, no wallpaper

Stainless Kitchen Appliances

SubZero refrigerator/freezer

Wolf 48" gas 6 eye cooktop

Wolf lighted hood vented to roof

Wolf wall oven

Wolf convection/microwave oven

Bosch dishwasher

\$15,000 Allowance at The Cook's Station on Main Street. Special pricing for The Brownstones. Buyer may also be able to purchase other appliances through Developer's pricing. Contact: Kelly at The Cook's Station 864-250-0091

Granite kitchen countertops, \$60/sft installed price.

Ceramic tile backsplash from cabinet base to countertop, \$12/sft installed price (based on 50 sq feet, labor & materials).

Contact for granite & ceramic tile: Glynn Zeigler

Custom Cabinetry - \$13,000 Allowance

All cabinetry in kitchen and full baths will be custom built by Pilgrim Cabinets.

Buyer to choose design and finish by appointment with Pilgrim.

Alder wood cabinets in stain or paint grade, hidden hinges

Buyer to choose door style from eight (8) choices provided by Pilgrim

Contact: Steve Pilgrim 864-967-7330

Plumbing

All Cifial brand fixtures

Oiled bronze, brushed nickel or antique bronze finish

Buyer to choose one finish from samples provided by developer

\$550 allowance at ProSource for custom vanity in powder (see standard package photos)

Toto period-design pedestal sinks in full baths

Toto period-design commodes

Origami garden tub

Master bathroom with two pedestal sinks and choice of:

Two-person dual head ceramic tile shower with glass door

Origami garden/tub shower with curved rod

Contact: Chasidee Norris at ProSource 864-232-2545

Knobs & Pulls: \$300 Allowance at ProSource**Doorknobs & hinges in Emtek hardware in oiled bronze finish**

Buyer to choose oval or lever handles from ProSource samples provided

Closet Organizers

Custom Carolina Closet Systems in master closet

All other closets coated wire organizers

Contact: Shannon at Carolina Closet Systems

Mechanical

Two 2.5 ton American Standard units for separate zone heating/cooling

75 gallon gas water heater

Lighting: \$6900 complete package at the Gallery of Lighting (see booklet at store)

Two fixtures in front parlor
One fixture above sink in powder
Two sconces on elevator wall on main floor
Three sconces on stairwell
Two pendants above kitchen island
Two fixtures in keeping room
Fan or fixture in each bedroom
Bathroom vanity lighting
Track lighting for sun room
Includes single installation for each fixture. No removals. Developer can only install light fixtures provided by The Gallery of Lighting.

Includes 45 recessed/can lights (3 are recessed fan/lights in baths) and two exterior flood lights.

Contact: Lane Phillips at The Gallery of Lighting, 864-370-4451

Ballustrade:

Oak stain grade railing
Painted or stain grade squared, period-design wooden pickets

Windows by Semco

4' x 6' windows topped with 2' transom light, 1" insulated, double hung, tilt-in, extruded aluminum clad wood

Rooftop courtyard flooring: Amstar Rubber Products Co., or concrete pavers
See samples provided in showroom

All standard items and allowances are limited to Developer's designated providers. No substitutions from other sources allowed. No personal property can be installed by Developer or Developer's subcontractors. All items are limited to one installation. Any revisions after installation are subject to change order requirements.

In the event that buyer does not use an entire allowance, dollar amounts can be carried over from one designated provider to another. Any unused allowance balance shall be refunded at closing to the buyer as a credit.

Any fixtures or appliances buyer purchases from an outside source (including optional upgrades) cannot be installed prior to closing.

Purchasers' initials below indicate acceptance of these provisions.

Optional Upgrades

Appliances:

- Ice maker
- Wine cooler
- Trash compactor
- Warming drawer
- 2nd vegetable sink/wet bar
- Dishwasher drawers
- Instant hot water
- Tromm washer/dryer unit

Cabinetry:

- Special finishes, e.g. distressed or glazed
- Glass doors
- Inset doors
- Matching cabinet fronts on kitchen appliances

Lighting:

- Motion or photosensitive floods
- Low voltage xenons under kitchen cabinets
- Interior cabinet lighting

Reggio registers

Crystal door knobs

Carolina Closet System organizers in all closets

Plumbing

- Origami tub upgrade: bubble jets & heated incline
- Glass tub/shower enclosure

Ceilings: Coffered, Beamed, Embossed Tin, or Vaulted (where possible)

Hardwoods:

- Special species, varied width planking
- Recycled antique wood, custom inlays, patterns, stains

Mechanical: dual fuel HVAC (gas furnace plus heat pump) -- Standard, not extra

Purchasers' initials below indicate acceptance of these provisions.
