

BROOKLYN'S HILLSIDE

Product Specs:

Hardi-Plank™ 25 year warranty siding with custom factory paint baked on in the factory. The color is Semi Gloss British Racing Green with white trim

Azek™ 25 yr warranty PVC trim which is harder and more durable than wood. Will not separate/warp/rot/burn.

50 year warranty Pabco™ anti-fungal composite roofing. See it on the Pabco™ website – www.pabco.com

LP Techshield™ Radiant energy reflective roof sheathing. Reflects up to 93% of the sun's radiant energy impacting the roof.

Insulation #1: all exterior walls, roof.

Insulation #2: floor sound deadening under 2nd floor hardwood floors.

Full Hardi-Plank™ eave soffets; Seamless aluminum rain gutters & downspouts with drainage away from the house.

Sub floor is LP OS 25 yr warranty T & G nailed and screwed down to avoid squeaks.

Wall sheathing is LP OSB 3/4" w/25 yr warranty
Garage windows - full louvered 16" x 48"

Electrical wiring from top of plates (not through the studs) to maximize structural strength and maximize wall relocation flexibility.

No load bearing interior walls. The house can be re-oriented by moving walls.

PVC lattice exterior skirting

Perimeter exterior drainage channels under landscaping.

Interior & Exterior decorative window crossheads with crown molding tops Custom interior Window sills and window trim. See attached photo Custom exterior window drip cap

Custom made double hung, low-energy glazed argon filled windows

Carbonized Bamboo 3/4" nail/staple hardwood floors throughout Aluminum oxide finish with a 25 year wear warranty.

INTERIOR

400 square foot living/dining great room

60 ft long interior great room design (library/entry thru to dining & living room).

Main floor library seating/ TV area w/Built-in bookshelves. Luxury base molding & trim throughout Custom door casings in Azek™ PVC Trim Masonite™ fiberglass custom painted (deep crimson) entry door w/opening 14" sidelight (not available on any other house in Hawaii). This, so the total door opening when needed can be up to 50 inches (for the piano movers).

Luxury Masonite™ solid core interior doors, custom painted raised panel throughout.

Elder care ground floor suite w/ADA compliant bath/shower Separate custom painted French door entry for elder care suite Library/TV room w/built in shelving.

KITCHEN

Custom raised panel hardwood with cherry finish.

Deleted:

Granite kitchen and bathroom countertops. (Light colored so you can see if you have ants.)

24 foot long galley kitchen with kitchen office and library work center.

16 ft x 42 inch flat Kitchen Island.

Kitchen island seating for 8 – 10 persons.

Free standing Stove/oven with ceramic 6 burner multi-ring stove top w/ convection oven.

Built-in stainless steel “over the stove” microwave oven with built in vent.

Extra quiet stainless box dishwasher w/integrated controls

25.6 cubic foot Kitchen Aide stainless refrigerator with external water/ice service. Regional temperature control.

10.5" deep under mounted stainless double. Fully insulated to maintain temperature control and sound management.

BATHS

Luxury 10mm thick glass shower walls with no rust 318 grade stainless steel fittings. (Like you expect to see in a luxury hotel).

High quality faucets with a lifetime warranty. (See these at www.costco.com)

Luxury bath lavatories w/ lifetime warranty (see these at www.costco.com)

Custom luxurious ceramic tile and/or stone bathroom floors, walls, shower/tubs suitable for Architectural Digest.

1/4" cementations Hard Backer™ Kitchen/Baths under layment for total water proof sub floor & walls.

Guest powder room on the main floor

LAUNDRY

Interior 2nd level laundry with stackable Maytag™ front loading washer & dryer. Water conservation and energy efficient.

Ultra-efficient Marathon™ 80 gal water heater

GARAGE/STORAGE

Concrete driveway. And 400 square foot (20' x 20') double car garage

Superior 2" thick insulated garage door with automatic opener

Shop/garden storage area beneath house - walk-in walk-out. Hidden lattice covered door.

FULL LANDSCAPING PACKAGE

LINKS FOR APPLIANCES

Appliances:

Kitchen Aide:

http://kitchenaid.com/catalog/product_index.jsp?PIPELINE_SESSION_ID=95de8b5ac0a85033158c3ec0ce96ba7e

Stove/Oven KERA205PSS
Microwave Oven KHMS2050SSS
Refrigerator KSRG25FTSS
Dishwasher KUDI02FRSS

Stackable Washer/Dryer

Maytag Washer MAH6700AWW

Washer Link:

<http://www.maytag.com/catalog/product.jsp?src=Washers&cat=18&prod=17>

Maytag Dryer MDE6700AYW

Dryer Link:

<http://www.maytag.com/catalog/product.jsp?src=Dryers&cat=17&prod=66>

VIKING PACIFIC

The 32"x60" shower pans are manufactured by Mustee. They have a center drain.

|