

POINT CHESAPEAKE

ON THE BAY

a Condominium Community

RESIDENCES' INCLUDED FEATURES

COMMUNITY AMENITIES

Gated Community • Clubhouse • Gazebo • Private Beach Access • Secure Building Entry • Elevators

RESIDENCE SPECIFICATIONS

- Secured front entry fire rated metal door with viewing lens and Schlage lever handle hardware
- Solid core interior doors with Schlage lever handle hardware
- Zoned wet fire sprinklers with 'hidden' heads and fire alarm system throughout Building and Residence
- Windows are Pella 350 series single hung Argon Energy-Star rated with advanced low-E coating.
- Private patio off each Residence with white powder coated aluminum rails. 2nd Floor patio flooring Hanover presto pavers; all other patios composite flooring
- Covered, private, individual two-car garage with direct access to building entry lobby. Garages include operators with two remotes.
- Fire rating between 2nd through 5th floors, units and common spaces is 1 hour. Fire rating between 1st and 2nd floors is 3 hours.
- Heated garages with individual storage rooms
- Crown molding throughout Residence
- Knockdown drywall finish on walls and ceilings (except bath walls)

**Penthouse (Floor Five) Includes*

Elevated ceiling heights in Living Room and Master Bedroom

FLOORING

- Hardwood flooring with acoustical underlayment in Living and Dining Rooms, Den (per plan), Kitchen and Hallway
- Luxurious carpet with 6lb rebond pad in Bedrooms
- Ceramic tile at all Baths and Laundry (except Mechanical Rooms)
- All carpeting includes 8 lb. padding.

PLUMBING

- Delta faucets at Kitchen and Baths
- Kohler toilets and American Standard tubs at Baths
- Tankless gas hot water heater

LIGHTING

- Recessed lighting at Foyer, Living, Dining (per plan), Kitchen, Hallway and Master Bath
- Pendant fixtures and under cabinet lighting at Kitchen

**Penthouse (Floor Five) Includes*

~ LED lighting in all glass front wall cabinets

ELECTRICAL & TECH WIRING

- Decora rocker switches throughout Residences
- Pre-wiring for ceiling fans in select locations
- Category 5 pre-wire and cable. HDMI wiring in Living Area/Den and Master Bedroom; multi-ports in every Bedroom, Living Area and Kitchen
- Quad box at each side of bed wall in Master Bedroom
- Back-up generator to Building handles stairwell lighting, ground and upper floors common area lighting, exit door lights for egress on ground floor, elevator and cooling for elevator equipment, and lighting on the roof at roof door.
- Cox and Verizon ready
- Car charging outlet in garages

**Penthouse (Floor Five) Includes*

~ Heated flooring at Master Bath

KITCHEN

- Granite or Quartz countertop with stainless steel under mount sink
- Ceramic tile backsplash
- 3/4 HP Garbage Disposal
- Single handle kitchen faucet with pull down sprayer
- Undermount stainless steel sink
- Cabinetry
 - ~ Heritage Woodworks custom frameless cabinetry, per plan
 - ~ Maple painted or stained exterior with wide variety of finishes
 - ~ Full overlay doors
 - ~ Double bin trash can pull-out
 - ~ Drawer stacks
 - ~ Corner base cabinet with wooden lazy susan insert
 - ~ 4" D cabinets at each end of Kitchen Island with false drawer front to conceal electrical outlets

Thermador stainless steel Appliance package including:

- ~ 36" Built-in bottom freezer Refrigerator
- ~ 18,000 BTU 36" wide gas Cooktop
- ~ 30" Convection Wall Oven under Cooktop
- ~ Emerald 24" Fully Flush Panel Dishwasher with Professional Handle, Stainless Steel
- ~ 36" Wall-Mount Chimney Style Range Hood
- ~ Built-in 1100-watt Microwave Oven
- ~ Jenn-Air Beverage Center in Island

**Penthouse (Floor Five) Includes*

- ~ Thermador Warming Drawer
- ~ Thermador Microwave Drawer Unit
- ~ Stainless steel prep sink in Island
- ~ Glass upper wall cabinets with LED lighting
- ~ Soft close doors and drawers
- ~ Spice rack pullouts on either side of Oven under cooktop

BATHS

- Cabinetry
 - ~ Heritage Woodworks custom frameless cabinetry, per plan.
 - ~ Maple painted or stained exterior, 34" prefinished birch interior
 - ~ Full overlay doors
 - ~ All Bath cabinetry installed at adult height with full height doors on sink cabinets
- Granite or Quartz vanity tops with square undermount sink
- Ceramic tile flooring
- Wall mount shower head and spray wand
- Master Bath soaking garden tub
- Comfort height elongated toilet with quiet close lid

**Penthouse (Floor Five) Includes*

- ~ Jetted tub in Master Bath
- ~ Rain shower head at Master Bath in addition to wall mount head and spray wand

CLOSETS

- Closet Factory designed closet fit-out in Master Closet
- Vented wireframe shelving in Secondary Bedrooms, Pantry, Linen, and Utility Closets

LAUNDRY ROOM

- Heritage Woodworks upper and lower cabinetry with laminate countertop
- Washer & Dryer hookups
- Utility sink

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A New Waterfront Condominium Community developed & built by The Terry Companies, LLC, a partnership with Terry Peterson Residential and Napolitano Homes
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**Builder reserves the right to change prices, plans, components and specifications without notice. All illustrations are conceptual and accuracy is not guaranteed. Square Feet is approximate.*

