

THE Features

—POINT— CHESAPEAKE

ON THE BAY

a bayfront condominium community

Building Five
3 Bedrooms 2.5 Bath, Study Luxury Homes

COMMUNITY AMENITIES

- Gated Community
- Secure Building Entry
- Private Beach Access
- Clubhouse & Gazebo
- Elevators
- Pool

OUR COMMITMENT

- Our Families have been building New Homes for Your Families for Over 40 Years
- Nationally known 2-10 Home Buyer Warranty & Full In-House Warranty
- Customer Service Department
- 12-Week and 11-Month Post-Closing Inspections
- After Hours & Holiday Emergency Contacts

INTERIORS WITH STYLE

- Secured, Front Entry Fire and Sound Rated Door with Peep Hole
- Schlage Interior Lever Handle Door Hardware
- Spacious Interiors with High Ceilings in Main Rooms
- Smoke, Carbon Monoxide Detectors & Fire Sprinklers with Hidden Heads Per Code in Each Unit
- Sherwin Williams Designer Selected Interior Paint Color Palettes
- Painted White Ceilings Throughout
- Solid Core Interior Doors
- 3 1/2" Adams Casing & 4 1/4 " Base Throughout Unit
- Engineered Floating Hardwood Flooring in Living Room & Dining Room, Den (Per Plan), Kitchen & Hallway
- Choice of Luxurious Carpet with 8 lb. Rebond Pad in Bedrooms
- LED Flush Mount Lighting in Foyer, Living Room, Dining Room, Kitchen, Hallways & Master Bath
- Surface Mount Light Fixtures in Powder Room, Hall Bath, Master Bath & Dining Room
- Decora Rocker Electrical Switches Throughout
- Direct Vent Gas Linear Fireplace with Slate, Granite, or Marble Surround
- Prewire for Ceiling Fan in All Bedrooms, Living Room or Den (per Plan)
- Advanced Home Structured Wiring Package to Include:
 - One Structured Wiring Smart Box (Video for Camera, HDMI, Phone, Cable, Internet)
 - Advanced Outlets in All Bedrooms, Study, Kitchen & Living Room (Cable, Phone, Internet)
 - A/V Link above Fireplace (HDMI, Video in Living Room)
 - A/V Link (HDMI, Phone, Cable, Internet) in Master Bedroom
 - 1 USB Outlet in Kitchen and Secondary Bedrooms
 - 2 USB Outlets in Master Bedroom on Each Side of Bed Wall
- Ground Fault Interrupter Circuits for Kitchen, Baths, Laundry Room, Balcony & Garage
- Washer & Dryer Hookups

- Custom Designed Walk-in Closet by "Closet Factory" in Master Bedroom
- Ventilated Shelving in Secondary Bedrooms, Pantry, Linen and Utility Closets
- Heritage Woodworks Custom Frameless Cabinetry in Laundry Room
- Laundry Sink & Ceramic Tile Floor in Laundry Room
- White Switch Plate & Outlet Covers
- Crown Molding Throughout Home except Secondary Bath, Powder Room, Laundry Room & Closets
- Separate Zone Damper HVAC Control System in Master Suite

INSPIRING KITCHENS

- Delta Ashlyn Collection Kitchen Sink Faucet in Brushed Nickel Finish
- Pendant Lighting over Island
- Under Cabinet Lighting in Kitchen
- Choice of Granite or Quartz Countertops
- Choice of 3 Stainless Steel Undermount Kitchen Sinks
- Ceramic Tile Backsplash
- Heritage Woodworks Custom Frameless Cabinetry (Per Plan)
 - Wall Cabinets Full Height to Ceiling
 - Maple Stained or Painted Exterior with Prefinished Birch Interior
 - Full Overlay Doors & Drawer Fronts
 - Custom Trash Can Pull-Out
 - Soft Close Drawers & Doors (in Kitchen Only)
 - Corner Base Cabinet with Lazy Susan
- Thermador Stainless Steel Appliance Package Includes:
 - 36" Built-in Bottom Freezer Refrigerator with Ice Maker Hookup
 - 36" 18,000 BTU Gas CookTop
 - 30" Convection Built-in wall Oven
 - 24" Hidden Control Dishwasher
 - 36" Wallmount Canopy Range Hood
 - Microwave above wall oven
 - Beverage Center in Island
 - Insinkerator Badger 5XP, 3/4 HP Garbage Disposal

LUXURIOUS BATHS

ALL BATHS

- Kohler Elongated Comfort Height Toilets
- Heritage Woodworks Custom Frameless Adult Height Vanities (Per Plan)
- Choice of Stain or Paint Finish on Cabinetry with Prefinished Birch Interiors
- Full Overlay Cabinet Doors & Drawer Fronts
- Granite or Quartz Countertops with Rectangular Undermount Sink
- Choice of Ceramic Tile for Flooring & Shower Walls and Tub Surround
- Delta Faucets in Brushed Nickel Finish - Ashlyn Collection

MASTER BATH

- Delta Wallmount Shower Head w/Spray Wand - Ashlyn Collection
- Free-standing Soaking Tub

- Double vanities
- Two large walk-in closets
- Frameless Glass Shower Enclosure
- Double Recessed Ceramic Tile Shelves in Shower
- Accent Listellos

SECONDARY BATH

- American Standard Tub with Ceramic Tile Shower Walls
- Corner Shelf in Shower

ENERGY EFFICIENCY & ACOUSTIC ATTENUATION SYSTEMS

- Pella Single-Hung Windows with Insulating Glass Advanced Low E Solar Reflective Coating
- Carrier HVAC System
- Digital Programmable Thermostats
- Exterior Outswing Pella Balcony Door
- Pella Front Entrance Doors to Building
- R-38 Insulation at All Roof Areas
- Sound Insulation at All Exterior Walls
- Sound Insulation at All Interior Walls
- Sound Insulation at All Corridor Walls
- Sound Insulation at Floor/Ceiling Assembly between Units
- Sound Insulation Both Sides at Party Walls
- Innovative Engineered Sound Attenuation Assembly between Floors 1 - 5
- Isolated Drywall ceilings
- Carpet with Pad
- Engineered Wood Floating Flooring with Sound Mat
- Ceramic Tile Flooring with Sound Mat

PENTHOUSE FEATURES (5TH FLOOR)

- Oversized covered balconies

LIVING ROOM & MASTER BEDROOM

- Elevated Ceiling Heights per plan

KITCHEN

- LED Puck Lights in All Glass Front Wall Cabinets
- Stainless Steel Prep Sink in Island
- Spice Rack Pullouts
- Warming Drawer

KITCHEN, BATHS & LAUNDRY ROOM

- Soft Close Drawers & Doors

BATH

- Delta Rain Shower Head - Ashlyn Collection in Master Bath
- Heated Floors in Master Bath

INVITING EXTERIORS & COMMON AREA

- Picturesque Community with Private Beach Access
- Club House w/Indoor & Outdoor Entertaining Space
- Private Nostalgic Gazebo for Spectacular Sunset Views
- Designer Selected Exterior Color Schemes
- James Hardie Color Plus Cement Siding w/Low Maintenance Trim
- Secured Gate Entry into Neighborhood
- Vinyl Single Hung Windows with Insulating Glass and Solar Reflect Coating
- Private Two-Car Garage w/ Direct Access to Building
- Spacious Balcony with LED Lights for Outdoor Entertaining
- Hanover Presto Masonry Paver on 2nd Floor Balconies
- Wolf PVC Decking on 3rd - 5th Floor Balconies
- 1 Hour Fire Rating Between Floors & Units
- 3 Hour Fire Rating Between Garage & 2nd Floor
- Schlage Exterior Lever Handle Door Hardware
- Common Area Fire Alarm System with In-Unit Notification System
- Underground Utilities
- Backup Generator for Building Powers: Stairwell Lighting, Ground & Upper Floors Common Area, Limited Lighting, Exit Signs for Egress on All Floors, Elevator Lights & Operation, Lighting on Roof at Generator
- Cox & Verizon Services Available
- Automatic Garage Door Opener with entry pad and 2 Remotes
- Storage closet conveniently located outside private entry door
- Steel and metal construction

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