

# THE Features

# —POINT— CHESAPEAKE

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## ON THE BAY

a bayfront condominium community

### COMMUNITY AMENITIES

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

### 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 6 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 Fireplace with Slate 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, 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 Bedroom, Pantry, Linen & 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 Oven
  - 24" Hidden Control Dishwasher
  - 36" Wallmount Canopy Range Hood
  - Built-in Microwave Drawer Unit
  - 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
- Soaking Tub
- 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 & ATTENUATION SYSTEMS

- Energy Star Pella 350 Series Single-Hung Windows with Argon Gas & Advanced Low E Coating
- Carrier HVAC System
- Digital Programmable Thermostat
- Exterior Outswing Pella Balcony Door
- Pella Front Entrance Doors to Building
- Zip System Roof and Wall Sheathing
- R-38 Insulation at All Roof Areas
- R-19 Insulation at All Exterior Walls
- Sound Insulation at All Interior Walls
- R-19 Insulation at All Corridor Walls
- R-11 Insulation at Floor/Ceiling Assembly between Units
- R-11 Insulation Both Sides at Party Walls
- Innovative Engineered Sound Attenuation Assembly between Floors 3 - 5
  - Gypsum Cement with Sound Mat
  - Isolated Suspended Drywall Ceiling
  - Carpet with Pad
  - Engineered Wood Floating Flooring with Sound Mat
  - Ceramic Tile Flooring with Sound Mat
- Floor Assembly for 2nd Floor:
  - 10" Thick Reinforced Concrete Floor
  - Carpet with Pad
  - Engineered Wood Floating Flooring with Pad
  - Ceramic Tile Flooring with Mat
  - Spray Fiberglass Insulation Underneath

#### PENTHOUSE FEATURES (FIFTH FLOOR)

##### LIVING ROOM & MASTER BEDROOM

- Elevated Ceiling Heights

##### KITCHEN

- LED Puck Lights in All Glass Front Wall Cabinets
- Stainless Steel Prep Sink in Island
- Spice Rack Pullouts on Either Side of Oven under Cooktop
- Warming Drawer & Microwave Drawer Unit

##### KITCHEN, BATHS & LAUNDRY ROOM

- Soft Close Drawers & Doors

##### BATH

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

#### 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 Grating
- Private Two-Car Garage w/Storage Closet & 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 2 Remotes

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