



The Lofts at Bryn Mawr Standard Features

Architectural Details

- 2300 Sq/ft of Living Space
- Custom Built Front Porches with Iron Railings
- 3 Different Front Bay Window Designs
- Architectural Block and Brick Facades
- Contemporary Rear Unit Designs
- Garages to Fit 3 Vehicles
- Excellent Southern Exposure in the Units of the 9 Unit Building

Construction

- Watson Iron Spot Brick Facades
- James Hardie Board Rear Facades
- GenFlex .060 EPDM Adhered Rubber Roofing System with 20 Year Membrane Warranty
- Wayne Dalton 16' x 7' Raised Panel Steel Insulated Double Garage Door with Automatic Openers
- Portrait 8' 4 Panel Fiberglass Door with Peep Hole
- Weiser Satin Nickel Front Door Locks
- Post Light in Front and Sconces on Both Sides of the Garage
- Covered Front Entry Way with Recessed Lighting Fixture
- Andersen Vinyl Wrapped High Performance Low E-4 Glass Windows with 3/4" Insulated Glass and Fiberglass Screens
- Andersen High Performance Low E-4 Glass Sliding Door to Deck/Patio
- Fully Taped and Painted Two Car Garage with Room to Store Third Vehicle
- R-30 Insulation for Energy Efficiency and Noise Reduction
- Fire Sprinklers Throughout Each Unit

Heating and Cooling

- Carrier Energy Star Gas Furnace 93-94% Efficiency Rating
- Carrier 2 Ton Energy Star 15 Seer Cooling Unit

- 36" Heat & Glo 6000G Direct Vent Gas Fireplace in Living Room

- Programmable Thermostat

Interior Lighting

- (9) Garage Porcelain Ceilings
- (3) Foyer Recessed Light Fixture
- (13) First Floor Recessed Light Fixture
- (3) Kitchen Hanging Sconces
- Under Kitchen Cabinet Lighting
- Living Room Paddle Fan with Light
- (2) Powder Room Vanity Lights
- Powder Room, light with exhaust fan
- (2) Stairway landing recessed light fixture
- Fixture in Laundry Room
- (3) Third floor Hallway Recessed Light Fixtures
- (1) Light Fixture for Each of the Three Bedrooms
- (1) Fluorescent fixture in both Non-Master Bedroom Closets
- (2) Third Floor Main Bath Vanity Lights
- Overhead Light with Exhaust Fan in Master Bathroom Toilet Room
- Overhead Light with Exhaust Fan in Master Bath Powder/Shower Area
- (2) Master Bath Vanity Lights
- Recessed Light Fixture Above Master Shower
- Customers are given a \$2,000 allowance to cover lighting fixtures not provided by builder.

Interior Features:

- 10 Foot Ceilings in Living Room and Dining/Study Room
- Painted Pine Riser and Oak Tread Stair Case for Second and Third Floor
- Contemporary Oak Railings with Handrail
- Shelving in All Bedrooms and linen closets from Closet Crafters
- Jeldwen Pre-Finished Interior Doors
- Wilshire Satin Nickel Interior Door Knobs
- Laundry Room with Washer and Dryer Hook-ups and Shelving
- Stained Oak Flooring Throughout Main Living Floor
- Carpet in all Bedrooms, Bedroom Closets and Upstairs Hallway (Beaulieu 4796 Braid, on 3/8" 6lb. pad) 12 Colors to be Chosen by Unit Purchaser from Builder's Showroom.
- 2 Coat Painted Walls
- Painted Door Frames and Trim

Kitchen Features:

- Wide Range of Kitchen Styles
- Granite Counter Tops

- Stainless Frigidaire Appliance Package Includes
Frigidaire Stainless Steel 30" Cooktop
Frigidaire 4.2 Cu. Ft. Stainless Steel Wall Oven
Frigidaire Stainless Steel Electronic Touch Pad Dishwasher
Frigidaire Stainless Steel 2.0 Cu.Ft Built-In Microwave
- 30" Faber Stainless Steel Range Hood

Master Bedroom/Bathroom Features

- Vanity with Double Sink
- Formica Countertop
- Delta Leland Faucets and Lavatory Handles
- Tile Flooring
- Large Custom Tile Shower with Delta Leland Components
- Separate Toilet Room
- 10'2 x 11ft (111 sq/ft) Walk In Closet
- Wire Shelving in Master Closet

Decks/Patios

- 9 Unit Building has Trex Maintenance Free Second Floor Decks Overlooking the Albany Skyline
- 5 unit Building has an at Grade Concrete Patio

Safety:

- 5 Smoke Alarms
- 1 Carbon Monoxide Detector
- Full Fire Extinguishing Sprinkler System

Maintenance Free Living Includes:

- Full Snowplowing and Salting of Road, Driveways and Sidewalks
- Lawn Mowing and Landscape Maintenance of all Areas
- Automatic Underground Sprinkler System for all Green Areas
- Re-Paving of all Driveways and Roadway
- Re-Painting of Exterior of Buildings
- Re-Staining of Decks
- Re-Placement of Roofs

Crisafulli Associates, LLC reserves the rights to make changes of equal value to these standard features prior to construction.