



VINE Included Features in Your New Home

The Impressive Exterior

Koelbel and Company has historically demonstrated their respect for the land and the established character of communities, and has passed along this respect to its urban infill division, Koelbel Urban Homes (KUH).

KUH worked closely with notable Kephart Architects, and the Landmark Committee for the Cheesman Park neighborhood, in the design of the Vine exterior architecture. The look and feel of the Vine townhome exteriors is a very attractive amalgam of historical and contemporary design elements. The almost all-brick exterior blends nicely with the eclectic architectural styles found in the neighborhood and resulted in a rich, timeless appearance

- The building is site tested, inspected and designed for specific foundation engineering
- Foundation drain designed for each building
- Composite shingle and EPDM flat roof systems for lasting beauty and durability
- Integrated rain gutter and scupper systems architecturally designed
- Detached direct rear yard access to one- or two-car garage
- Garage door with Liftmaster® ½ HP opener and keyless entry
- Generous outdoor living areas including rooftop decks and private outdoor courtyard

Energy Efficient Features

- 92% EFF High efficiency gas forced air furnace
- 13 SEER central air conditioner
- Programmable thermostat for customization of your heating and cooling needs
- 50 gallon electric hybrid water heater utilizing advanced heat pump technology for high energy efficiency and low operational cost savings
- Environmentally friendly PEX water piping for long-term reliability
- Anderson 100 Series Fibrex, double-paned, low-e windows
- Energy Star® compliant insulation

- Expanded foam insulating seal on all exterior doors, windows and mechanical penetrations to control air infiltration
- Energy Star® Qualified dishwasher

The Distinctive Interior

- Luxurious pre-engineered hardwood flooring on main level including entry, kitchen, living, dining and powder bath
- Contemporary large scale 12x24" floor tile featured in all bathrooms
- Gypsum board walls with knockdown textured walls and ceilings
- Square wall corners for that contemporary look
- Custom interior trim features:
 - Contemporary 1-Panel interior doors
 - 1x6" baseboard with 1x4" door casing
 - Window sill and apron
- Contemporary lever style Schlage/Dexter satin chrome door hardware
- Sherwin-Williams® eg-shel paint finish on interior walls and ceilings
- Sherwin-Williams® semi-gloss paint finish on doors and trim
- Warm and inviting living room 42" modern-designed gas fireplace by Heat & Glo with contemporary large scale 12x24" tile surround finished with a wood mantle
- 2cm solid surface quartz countertops through-out
- Elegant transitional Delta® stainless single lever bathroom faucets

The Kitchen

- 42" Cabinets: Mastercraft Lancaster Maple or San Pedro Alder with multiple wood species, stain and paint colors, and door styles available as upgrades
- Countertops: Quartz 2-centimeter solid-surface countertops in a variety of color options with matching 4" backsplash

continued on back



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- Sterling Stainless steel double or single bowl, 18-gauge under-mount sink
- Faucet: Delta stainless pull-down designer faucet
- 1/3 horsepower in-sink-erator garbage disposal with counter-mounted button switch
- Appliances: KitchenAid Stainless Steel 5-burner freestanding gas range, over-the-range microwave and under-counter dishwasher
- Recessed lighting in the kitchen provides direct lighting and a designer look

The Master Suite

- Walk-in master bedroom closet, per plan
- Four or five piece (per plan) master bathroom ensemble with double vanity
- Executive height Mission door style vanity cabinetry
- 2cm solid surface quartz countertops with matching 4" backsplash
- Shower features a poured tile pan and 4x16 tile shower walls
- Sterling® elongated toilets

Electrical and Lighting

- Recessed cans provided with white baffle and white trim, per location on plan
- Ceiling fan pre-wires at Master Suite and Great Room
- Brushed nickel light fixtures illuminating your entry, dining, kitchen island and baths

Safety & Security

- Hardwired smoke and carbon monoxide detectors for safety
- Phone and cable structured wiring panel with outlet locations through-out (per plan)
- Doors and windows are pre-wired for security system

In keeping with our policy of continuous improvements, Koelbel Urban Homes reserve the right to modify the plans, exterior designs, and/or specifications and may substitute materials and brands of similar quality at any time without prior notice. Included features are subject to availability and may change without prior notice.

Effective March 23, 2017