

# CitySpace Homes

## STANDARD FEATURES

Updated: 03/04/2012

*We have applied years of historic restoration experience in the creation of a baseline of new home features which includes all the crucial historic details and high quality finishes required to create a stylish, long lasting home that will fit seamlessly into the fabric of an existing historic neighborhood.*

*The items below are standard for most houses. See "Special Features" on the individual home sheets to see features specific to that house.*

### **Exterior Features**

- **Siding**- smooth finish cement strand board (hardiplank) on all sides. This material most closely replicates the traditional wood siding, but is termite proof and will never rot. (no vinyl, no Masonite, no fakey wood patterns)
- **House Trim** – 4" solid wood corner boards (essential to create historic look)
- **Soffits** – perforated cement strand soffits (not aluminum or vinyl)
- **Windows** – real wood windows with composite sills, no muttons. (not vinyl or in-between the panes muttons)
- **Window & door trim**- historically correct 3.5" square cut trim (not cheap looking brick molding)
- **Roofing**-new 30 year architectural shingles, with ridge vents. ( not builders grade shingles)
- **Porch Floors**- Historically correct ¾ tongue and groove boards (not deck boards or cement)
- **Porch Ceiling** –Historically correct bead-ply ceiling (not smooth plywood)
- **Porch Rails** - wood with under rail trim to create historic look, 3" balustrade spacing. (not builder's grade, wide spaced, no trim as typical)
- **Exterior Steps** – Wood, with historic rails
- **House Foundation**- Continuous 8" block foundation, parged cement surface
- **Front Door** – Solid wood, partial glass, historic style front door (never steel or fiberglass)
- **Rear Door**- 13 light fiberglass French doors
- **Parking** – gravel edged with 6x6 pressure treated timbers
- **Yard** -yard will be graded, raked, planted with grass and covered with wheat straw
- **Front Landscaping** – 4 foundation shrubs, new annual flowers, mulch.
- **Rear Landscaping**— 2-4 small trees , planters will be mulched
- **Paint** – Historic paint scheme with 3-4 different colors for siding, trim, window sash, and door.

### **Interior Features**

- **Hardwood Floors** ¾" solid oak floors in all downstairs living areas & upstairs hall (never engineered, pergo, or other imitations)
- **Oak Staircase & Landing** – ornate newel post, solid oak treads, oak stair landing
- **Interior Floor Trim** - Large, historically correct , 6" floor trim with milled cap & ¼ round (never, ever, cove base)
- **Interior Window & Door Trim**- 3.5" square cut, with historically correct door plinths (not builder's grade cove base "picture frame" windows)
- **Interior Doors**- six panel solid wood doors with high quality handles and hinges (not hollow core or pressed doors)
- **Kitchen Counters** – Solid ¾ level 1 Granite (never thin granite or man-made imitations)
- **Kitchen Sink** – Undermount (of course)
- **Solid wood stair treads** stained to match floors (never carpeted, so whole downstairs looks historically correct)
- **Carpet**: in upstairs bedrooms & hall
- **Vinyl** in upstairs baths
- **Tubs** – acrylic tubs and with acrylic surround
- **Closets Shelves** - wood with 2" wood rods, additional shelves in master closet (not builder's grade wire shelves)
- **Heat & Air**- new high efficiency electric heat pump
- **Range** – glass top stainless steel electric
- **Range Connections** –Electric
- **Dryer Connections** - Electric
- **Microwave** – over the stove stainless
- **Dishwasher** - stainless
- **Refrigerator, Washer/Dryer** – not included
- **Insulation** - R-38 flat Ceilings, R-30C in vaulted ceilings, R-15 in exterior walls, R19 in crawl space

All features are subject to change

***Pre-Priced Upgrades***

- **Ceramic Tile Tub Surrounds: \$1000 each**
- **Gas Range Connection: \$600 (if available)**
- **Cement strip driveway: \$1500 (36')**
- **Additional Hardwoods: \$6.00 per sqft (with \$3.00/sqft material allowance)**
- **Tile Flooring: \$10.00 per sqft (with \$3.00/sqft material allowance)**