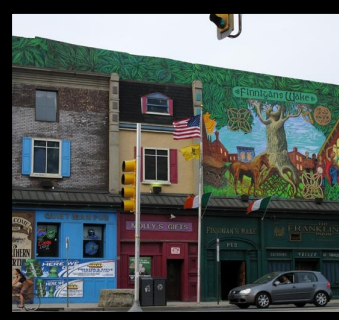


NORTHERN LIBERTIES POINT

1004-14 N ORKNEY ST & 973-75 N 5TH



STARTING AT \$499,000



Prudential Fox & Roach Realtors
Mike McCann "The Real Estate Man"
Jim Onesti 215-440-2052
215-627-6005 or 215-440-8345
mccann@mccannteam.com
jonesti@mccannteam.com
www.McCannTeam.com
www.NorthernLibertiesLIFE.com



ADDRESS	PRICE	SQUARE FEET
973 N 5th St	\$499,900	3072
975 N 5th St	\$499,900	3072
1004 N Orkney St	\$499,900	2752
1006 N Orkney St	\$499,900	2752
1008 N Orkney St	\$499,900	2763
1010 N Orkney St	\$499,900	2763
1012-14 N Orkney St	\$549,900	3357

MikeMcCann & Jim Onesti
 "THE REAL ESTATE MAN"



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215-627-6005 | 215-440-8345 | www.mccannteam.com | 215-440-2052 | jonesti@mccannteam.com

**Fox & Roach,
 REALTORS®**



Standard Features



Prudential

**Fox & Roach,
REALTORS®**

- ◆ 3 Bedrooms
- ◆ 2.5 Baths
- ◆ One Car Garage
- ◆ Finished Basement with Ceramic tile Floor
- ◆ Large Roof Deck with spectacular views
- ◆ Customize your own finishes!
- ◆ Ten Year Tax Abatement
- ◆ Bosch Appliances
(gas range oven, chimney hood, dishwasher, Refrigerator)
- ◆ Garbage disposal
- ◆ American Standard toilet fixtures
- ◆ Custom Kitchen Cabinets
- ◆ Granite countertops
- ◆ Frameless shower doors
- ◆ ¾" Hardwood flooring throughout
- ◆ Laundry Room
- ◆ Fully Sprinklered
- ◆ High Efficiency gas Furnace and 15 SEER High Efficiency Air Conditioning System
- ◆ 200 Amp Electrical Service
- ◆ 50 Gal Energy Star rated Hot Water Heater
- ◆ Security System

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CONSTRUCTION SPECIFICATIONS

CONCRETE AND MASONRY

FOOTINGS – PER ENGINEER PLAN

FOUNDATION WALLS – POURED CONCRETE OR PER ENGINEER PLAN

CONCRETE SLAB – 4" THICKNESS, OR PER ENGINEER PLAN

DAMP PROOFING – BITMINOUS SPRAY COATING ONTO BASEMENT WALLS BELOW GRADE ONLY

STRUCTURAL FRAMING

BASEMENT SILL INSULATION

ROLLED FOAM INSULATION

WOOD FRAMING

EXTERIOR WALLS OF CONDITIONED AREAS – 2 x 6 @ 16" O.C.

FLOOR JOIST SYSTEM – 2" x 10" FLOOR JOIST @ 16" O.C. or per approved plans

INTERIOR STUDS – 2 x 4 @ 16" O.C.

FRAMING LUMBER - #2 OR BETTER SPRUCE S-P-F

BRIDGING – WOOD, NAILED TO 2" x 10" FLOOR JOIST

SUB-FLOOR – ¾" CDX PLYWOOD GLUED AND NAILED

EXTERIOR WALL SHEATHING – 7/16" ORIENTED STRAND BOARD (OSB)

CORNER BRACING – 7/16" ORIENTED STRAND BOARD

ROOF SHEATHING – 3/4" CDX PLYWOOD GLUED AND NAILED

CEILING HEIGHTS – per approved plan

FIRST FLOOR – 8/0' "STANDARD "

SECOND FLOOR – 8/0' "STANDARD"

THIRD FLOOR – 8/0' "STANDARD"

BASEMENT – 7/0' "STANDARD"

ROOFING

FIBERGLASS – FOR WALKING SURFACE

MODIFIED RUBBER WITH ALUMINUM FLASHING

GUTTERS/DOWNSPOUTS – 4" ALUMINUM

GLAZING – CLEAR INSULATED GLASS
STYLE – CASEMENT OR TRADITIONAL UP OR DOWN
INSECT SCREENS – INCLUDED
EXTERIOR FINISH – WHITE/VINYL
INTERIOR FINISH – DRYWALL RETURN AROUND WINDOW

MAIN ENTRY DOOR

CAPITAL OR EQUAL INSULATED STEEL DOOR
SIZE – PER PLAN
EXTERIOR FINISH - PAINT LATEX
INTERIOR FINISH – PAINT LATEX
HARDWARE – KWIKSET “ARLINGTON AND LIDO” SATIN NICKEL FINISH or equal

PATIO DOOR

CAPITAL OR EQUAL
TYPICAL LOCATION (REFERENCE APPROVED FLOOR PLAN)
GLAZING – VINYL DOUBLE GLAZED WITH <047 U FACTOR
STYLE – SLIDING
VINYL PRE-FINISHED, MAINTENANCE FREE EXTERIOR FINISH
SCREEN – INCLUDED
HARDWARE – BY DOOR MANUFACTURER

HEATING/AIR CONDITIONING / HVAC

FURNACE

FURNACE EFFICIENCY RATING – 90% +
FUEL SOURCE – NATURAL GAS
AIR CONDITIONING SYSTEM EFFICIENCY – DIRECT VENTED
TYPE OF DISTRIBUTION – DUCTED AIR
BRAND OF EQUIPMENT – GOODMAN

PLUMBING

KITCHEN

SINK –BOWL STAINLESS STEEL: DEEP SINGLE BOWL
SINK FAUCET – BRUSHED NICKLE SINGLE HANDLE WITH PULL OUT SPRAY
DISHWASHER HOOK-UP (SUPPLY LINE AND DRAIN LINE)
GARBAGE DISPOSAL – IN-SINK ERATOR – ½ HORSEPOWER OR EQUAL

TOILET – 14” WATER SAVER STANDARD BOWL

ACCESSORIES:

TOWEL BAR - (1) 24” OR 18”

PAPER HOLDER – (1) WALL MOUNT

MIRROR – FRAMELESS WITH STANDARD MOUNTING HARDWARE, SIZE TBD BY BUILDER.

BATH #2

TUB/SHOWER – PROFLOW STEEL TUB 5’

FAUCET – DELTA TUB AND SHOWER DIVERTER

VANITY FAUCET – 4” CENTER SPRAY BRUSHED NICKEL

TOILET – 14” WATER SAVER STANDARD BOWL

ACCESSORIES

TOWEL BAR – (1) 24” OR 18”

PAPER HOLDER – (1) WALL MOUNT

MIRROR – FRAMELESS WITH STANDARD MOUNTING HARDWARE, SIZE TBD BY BUILDER.

POWDER ROOM

PEDESTAL SINK

PEDESTAL FAUCET – 4” CENTER SPRAY BRUSHED NICKEL

TOILET – SANIFLOW UP FLUSH TOILET SYSTEM

ACCESSORIES

TOWEL BAR – (1) 24” OR 18”

PAPER HOLDER – (1) WALL MOUNT

MIRROR – FRAMELESS WITH STANDARD MOUNTING HARDWARE, SIZE TBD BY BUILDER.

LAUNDRY

SUPPLY AND DRAIN FACILITIES IN-WALL COMPONENT

DRYER VENT – 4” “RIGID” DUCT TO EXTERIOR (**CONNECTION BY BUYER**)

EXTERIOR HOSE BIBS (FROST FREE)

QUANTITY – (2)

GENERAL LOCATION – 1 @ REAR & 1 FRONT (LOCATED BY BUILDER)

SUPPLY PIPING

PEX

DRAIN PIPING & VENT STACKS

PVC SCHEDULE #40

WASTE WATER TREATMENT

PUBIC SEWER

ELECTRICAL

SERVICE 200 AMP (CUTLER HAMMER OR SIEMANS PANEL OR EQUAL), WITH CIRCUIT BREAKERS

CIRCUITRY IS PROVIDED FOR CONNECTION OF THE FOLLOWING MAJOR ITEMS:

HEATING/AIR CONDITIONING SYSTEM

CLOTHES DRYER HOOK-UP – 220 VOLT ELECTRIC OUTLET

CLOTHES WASHER OUTLET (GUY GRAY BOX)

RANGE – STANDARD ELECTRIC

DISHWASHER

REFRIGERATOR OUTLET

GFIC CIRCUITRY – PER CODE THROUGHOUT

MICROWAVE OUTLET

SUPPLY AND INSTALL THE FOLLOWING ITEMS:

DOOR CHIME (FRONT DOOR BELL BUTTON)

CEILING MOUNT VENT FANS, FOR ALL BATHROOMS AND POWDER ROOM. DUCTED TO EXTERIOR HOOD OR SOFFIT

SMOKE DETECTORS (PER CODE)

PHONE JACKS (QUANTITY 3 AND INTERNAL PHONE WIRING) PER PLAN

TV JACKS (QUANTITY 3 AND INTERNAL COAXIAL WIRING) PER PLAN

CIRCUITRY, WIRING, SWITCHES AND OUTLETS WILL BE PROVIDED AND LOCATED AS REQUIRED BY CODE, PER STANDARD LAYOUT AS DETERMINED BY BUILDERS LICENSED ELECTRICAL CONTRACTOR

NECESSARY SURFACE MOUNTED INTERIOR AND EXTERIOR LIGHTING FIXTURES PROVIDED BY BUILDER, 6 HIGH HATS STANDAD PER PLAN

INSULATION

EXTERIOR WALLS OF CONDITIONED AREAS – R-19 RATED WALL SYSTEM,

KRAFT FACED BATTS

ROOF - R-38 BATTS

TYVEK – OR EQUAL – HOUSE WRAP STANDARD

INSTALLATION

FASTENING – GLUE AND SCREW

FINISH – 2 COATS SPACKLE AND DRY SAND FINISH

FLOORING

HARDWOOD OR TILE

$\frac{3}{4}$ " FLOOR COVERING – STANDARD OAK HARDWOOD OR $\frac{5}{8}$ " ENGINEERED BAMBOO

1ST FLOOR, 2nd FLOOR and 3rd FLOOR

STANDARD – SAME COLOR THROUGHOUT

COLORS – FROM BUILDER'S STANDARD SELECTION TILE

CERAMIC OR PORCELIN FROM DEVELOPERS STANDARD SELECTIONS

STAIRCASE

ALL STAIRS – "BOX STYLE"

COMPONENT FINISH:

PINE STAINED TO MATCH FLOOR

RISERS – PAINTED WHITE

HANDRAIL OR DRYWALL RETURN HALF WALL

INTERIOR MILL WORK

INTERIOR DOORS TO BE HOLLOW CORE, MASONITE OR EQUAL, SIX PANELS OR TWO PANEL TYPE WITH MANUFACTURER'S STANDARD HARDWARE.

DOOR KNOBS – KWIKSET SATIN NICKEL OR EQUAL

WINDOW TRIM

ALL WINDOW FINISHES WILL BE DRYWALL RETURNS.

BASEBOARD MOLDING - PINE OR MDF PAINTED

SHELVING – VENTED SHELVING (WIRE) – FACTORY FINISH PAINTED WHITE

BEDROOM CLOSETS – ONE SHELF PER CLOSET

LINEN CLOSET – ONE SHELF

LAUNDRY AREA – ONE SHELF ABOVE WASHER / DRYER HOOKUP

FOYER CLOSET- ONE SHELF - IF APPLICABLE

CLOSET DOORS – BI-FOLD AND / OR SLIDER STYLE – HOLLOW CORE, MASONITE OR EQUAL.

ACCESS PANELS (INSPECTION/MAINTENANCE PANEL)

PREFAB PLASTIC PANELS

CABINETS AND APPLIANCES

NOTE: KITCHEN WALL CABINETS 42" HEIGHT STANDARD ALL MODELS

KITCHEN CABINETS – ARISTOKRAFT OR EQUAL

KITCHEN COUNTERTOPS (ISLAND TOP TO BE SAME AS CABINET COUNTERTOP IF APPLICABLE)

KITCHEN APPLIANCES

RANGE

STANDARD 30" BOSCH SERIES OR EQUAL

STAINLESS STEEL / BLACK FINISH

GAS-FIRED

REFRIGERATOR

BOSCH SERIES OR EQUAL

SIDE-BY-SIDE MODEL WITH ICE/WATER DISPENSER

STAINLESS STEEL / BLACK FINISH

MICROWAVE

OVER RANGE MOUNTED

BOSCH SERIES OR EQUAL

STAINLESS STEEL / BLACK

DISHWASHER – STANDARD 24"

BOSCH SERIES OR EQUAL

STAINLESS STEEL / BLACK FINISH

GARBAGE DISPOSAL

½ HP MODEL, SWITCH OPERATED

MANUFACTURER TO BE SELECTED BY DEVELOPER

VANITY CABINETS – ARISTOKRAFT OR FRESCA OR EQUAL

MASTER BATH AND HALL BATH

FROM BUILDER'S STANDARD SELECTION

VANITY TOPS

CULTURED MARBLE

FROM BUILDER STANDARD SELECTION

PAINTING

EXTERIOR TRIM

DOORS – TWO COATS SEMI-GLOSS LATEX

FASCIA – ALUMINUM WRAPPED

ANY EXTERIOR WOOD (EXCEPT FOR DECK OR RELATED MATERIAL) WILL BE PRIMED, PLUS TWO FINISH COATS.

INTERIOR TRIM AND PAINTING

EXTERIOR

STUCCO – PER APPROVED BUILDING HOME DESIGN

METAL SIDING – PER APPROVED PLAN

BRICK – PER APPROVED PLAN

FASCIA – ALUMINUM WRAPPED

DOOR TRIM – STANDARD BRICK MOLDING CASING TRIM, PAINTED WITH EXTERIOR PAINT.

EXTERIOR AREAS/LANDSCAPING

LANDING / STEPS – CONCRETE MASONRY UNITS WITH A SMOOTH FINISH; PER APPROVED HOUSE PLANS:

TYPICALLY 2 – 6 RISERS FROM GRADE TO STOOP, **BUILDER TO MAKE FINAL DECISION BASED ON GRADING FOR INDIVIDUAL HOMESITE**

ONE YEAR HOME WARRANTY AND INCLUDED MANUFACTURER’S WARRANTIES EXCEPT ROOF WHICH HAS A 10 YEAR WARRANTY (see Roof Warranty for specific requirements).

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