



Phoenix Gulf Towers-A Standard Options

The following are standard options for Phoenix Gulf Towers-A:

1. Tile

The standard floor tile selections are 18"X18" tile from the Severino or Balans lines from Daltile, laid straight. You may upgrade to other tile selections and/or lay in a different pattern for an additional charge. Tile samples can be seen in our office or at www.Daltile.com. Breakfast Bar front tiles are one of the standard floor tiles in 12"x12" laid diagonal.

Kitchen backsplash tile selections are 3x6 Subway Tile, brick laid. Options are White, Almond, Arctic White, Biscuit, and Desert Gray.

Tile can be added to the backsplash of the wet bar, the whirlpool tub surround, and the shower surround in the master bath or bath #3 for an additional charge.

The Ceramic tile on the balconies will be selected by Brett/Robinson and will be the same throughout the building.

2. Cabinets

The standard cabinets come in one of three options from Advanta Cabinets: Sienna, Tuscany, or Newbury in a stain of your choice. Paint and/or glaze can be added to a standard cabinetry package as an upgrade. Additional styles will also be offered as upgrades.

We have a selection of standard hardware (knobs/pulls) in several finishes. You also have the option to delete the standard knobs and supply your own. Any deletions need to be made prior to the holes being drilled.

3. Kitchen/Wet Bar and Vanity Countertops

The kitchen, wet bar, and bathroom countertops will be your choice of 10 standard colors of granite – New Venetian Gold, Giallo Ornamental, Santa Cecilia Light, New Kashmir White, White Platinum, Grey Platinum, Azul Platino, New Caledonia, Blue Fantasy, and Gray Castle.

The wet bar and bathroom vanities have a 4" granite backsplash. Please note: Granite is a natural stone and may have variations in color and appearance.

The wet bar will have a stainless-steel wet bar sink. There is a choice of stainless steel equal, offset, or single bowl kitchen sink. Vanity sinks are square or oval.

4. Appliances

Standard appliances are stainless steel, with the exception of the washer and dryer, which are white.

5. Plumbing Trim/Fixtures

Standard plumbing trim will be Delta in a brushed nickel or bronze finish. You may furnish your own with an additional installation cost.

The standard toilets will be white elongated and comfort height. Any changes to the shower plumbing trim/valves must be done prior to drywall being installed to avoid an additional expense.

6. Cultured Marble for Whirlpool Tub & Shower Pans/Surrounds

The Master Bathroom in all units will have a cultured marble shower pan with wall surround and a whirlpool tub with a 5" backsplash. Bath #3 has a cultured marble shower pan with wall surround. The standard color of the cultured marble is Modern White but you have the option to choose from four colors at no extra charge.

It is imperative that you make your color selection carefully. These are the first items ordered and are ordered at an early stage in construction. ***Once we receive your selection, the order is placed immediately. If a color is not selected in a timely manner, we will proceed with the standard color of Modern White for the whirlpool tubs and shower enclosures.***

7. Bath Accessories

Towel bars and toilet paper holders are provided in Brushed Nickel and will be installed unless deleted by owner. If you wish to provide these items, a credit will be issued for materials.

8. Bath Vanity Lights

All bathroom vanities are wired for one light fixture centered over the vanity countertop. All standard vanity light fixtures will be in Brushed Nickel or Bronze finish. You may furnish your own with an additional installation cost.

9. Paint

You will have a choice of four Sherwin Williams's colors: Repose Gray SW-7015, Natural Linen SW-9109, Opaline SW-6189, or Sea Salt SW-6204 in a Flat finish. All doors/trim will be standard Sherwin Williams in Extra White in a semi-gloss finish. You may upgrade to custom colors and/or a different finish for an additional cost. Ceilings are painted Ceiling White in a flat finish.

10. Ceilings/Wall Texture

The standard texture for the ceilings and walls will be orange peel. You may upgrade to other textures.

11. Interior Doors/Trim

The interior doors will be Masonite two-panel arched top hollow core. Other styles of solid core and solid wood options are available as an upgrade. The base and door trim will be Deluxe Colonial. These items may also be upgraded.

An application of three-piece crown molding will be installed in the living/dining room. One-piece crown molding will be installed in the foyer, hallway, kitchen, tray ceiling and all bedrooms. Bathrooms do not have crown molding.

Changes to the duct work and register grill for a larger crown molding would need to be made prior to the drywall being installed. A chair rail is also available as an upgrade to any room.

12. Electrical

Additional telephone jacks, TV cable, switches and receptacles may be added as an upgrade. Changes to existing electrical can be made at an additional cost.

13. Ceiling Fans

Ceiling fans are provided for the living room and bedrooms in three color schemes: Bronze with dark blades, Satin Nickel with light blades, or White on White. You can mix or match them if you choose.

If you wish to provide your own fans, a credit will be issued for materials and we will install your fans for you.

14. Dining Room Light Fixture

The light fixture for the dining room is the responsibility of the owner to provide. Brett/Robinson will install for a fee.

15. Shelving

One row of wire shelving with a rod suspended beneath for hanging clothes is provided in all closets and in the laundry over the washer and dryer. Additional wire shelving may be added at an additional cost.

If you wish to upgrade or use other materials, we can quote the price difference in a Cost of Changes. Our Construction team is continually progressing in your unit. Once we reach certain stages of construction, the cost of making changes will increase (i.e.: demolition charges, concrete chipping charges, etc.) Once we have priced your changes and the proposed changes are acceptable, please confirm by submitting payment. We will initiate change orders to our sub-contractors as soon as payment is received. Any delay in payment may result in additional charges.

Please contact the construction office as soon as possible with any questions you have regarding changes to your unit. After looking over your floor plan and the option list, you may contact us by phone or e-mail. If you plan to visit our office to discuss your changes and make color selections, please call us to schedule an appointment. We look forward to working with you.

Sincerely,

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