

## STANDARD HOME AMENITIES (INCLUDED IN YOUR PURCHASE)

- One level floor plans
- Increased ceiling heights and vaulted ceilings where possible
- 6-panel oak doors throughout units
- Deck or patio
- All units have sun porches
- Large energy efficient windows (Low maintenance: Low-E glass, insulated with argon gas)
- Double insulated party walls and sound insulation between floors providing a high degree of sound control
- Individual heating and cooling system for each unit
- Blinds on all windows and patio doors
- All appliances included: Refrigerator, dishwasher, flat-top stove with self-cleaning oven, microwave, disposal, and washer/dryer
- Quality oak cabinets in kitchen and bathroom(s)
- Kitchen island and pantry
- Linen closet(s)
- Walk-in shower and/or tub shower
- Raised stool(s)
- Large walk-in closets where possible
- Additional storage areas
- Multiple electrical outlets, cable jacks and phone jacks

## UPGRADE OPTIONS

- Solid surface countertops
- Wood flooring
- Fireplaces
- Appliance upgrades
- Tile flooring
- Ceiling fans
- Under-cabinet lighting

*\*Personal design selections for standard and upgrade options are available to members who purchase prior to construction deadlines.*

# SPAULDING PLACE COOPERATIVE AMENITIES (CONTINUED)



## COMMON AREAS/COMMUNITY

- Lobby with sitting lounge and fireplace
- Great room with fireplace, serving kitchen, and deck
- Guest suite for visiting family and friends
- Fitness Center
- Workshop
- Club Room
- Hobby Room
- Library
- Garden Plots
- Heated underground garage with wash bay

## BUILDING/CONSTRUCTION FEATURES

- 27 units
- Quality low maintenance exterior
- Canopy at entry to provide protection from inclement weather
- Quality oak doors and trim finishes
- Professionally decorated common areas
- Handicap accessible building with adaptable units, corridor handrails, handicap parking stalls, and accessible doorways
- Centrally located elevator
- Conveniently located refuse chute on all three floors
- Convenient indoor mail delivery and pick-up
- Security: Controlled entry access with surveillance cameras
- Fire protected building complete with sprinkler system throughout
- Softened water system when needed

## PROVIDED SERVICES (INCLUDED IN MONTHLY FEE)

- Professional Property Management Service
- Onsite Management: Housing Director, Maintenance/Common Area Housekeeping Staff
- Van Service
- Vacation Request “While You’re Away” Service

*Note: The above are brief answers, which will be explained in more detail in the Cooperative’s formal Organizational Documents.*