

# FINISHES & UPGRADES

2409 Wilke Drive



**Doors and Hardware** – Emtek Stuttgart right-handed non-turning two-sided dummy levers with disk rose from the Brass Modern Collection. Cabinetry includes a mix of Ashley Norton solid brass 6” arch pulls and 1-1/4” mushroom knobs, along with Emtek Edge 10” finger pulls and Top Knobs Serene 1” mushroom knobs. Manzoni designer wood pulls and knobs in natural oak add a minimalist, custom detail throughout.

**Cabinetry** – Rift white oak cabinets with custom handmade solid oak handles in 15, 20, 25, and 30 cm lengths. Drawer fronts include a blend of traditional hardware and modern edge pulls for visual contrast and function.

**Countertops** – Premium Taj Mahal quartzite is featured on primary surfaces with Absolute Black leathered granite as an accent stone in select spaces.

**Plumbing Fixtures** – Brizo faucet in the kitchen, paired with a SH farmhouse sink with apron front. The bar or prep area includes a Native Trails NativeStone 15” concrete sink in a fusion of greys and neutrals. Bathrooms include Mosaic Diplomacy dark grey wall-mounted faucets.

**Lighting** – MinkaAire Roto 52” 3-blade indoor ceiling fan with wall control in main areas. Statement pieces include the Antigua medium drum chandelier, Secto 4200 pendant in black, and mini Jasper pendants. Bathrooms feature Oxford 24” bath sconces in four-light configurations.

**Flooring and Tile** – Wide-plank brushed oak floors in the main living spaces. Bathrooms and feature walls include Metro 2.0 24” x 24” floor and wall tile in Long Island Champagne Limestone, Makoto 2.5” x 10” matte ceramic in Tatami Beige, Makoto Shoji White for shower walls, and Monet honed marble mosaic in Oriental White. Accent walls and floors include clé rectangle slate field tile and Le Cafe 1” x 6” black matte mosaic laid in a

straight stack. 4023 Topus Concrete tile used consistently across wet areas.

**Paint and Wall Treatments** – Walls are finished in Swiss Coffee, with Swiss Coffee Leather full coat for added dimension. Vanities feature Brush Blue by Benjamin Moore, Smokey Taupe, and Deep River BM1582. Accent walls painted in Railings by Farrow and Ball. Select cabinetry finished in Blanc Cemento Swiss Coffee.

**Windows and Doors** – All windows and sliders are Anderson. Interior doors are sleek slab style with black square rosette hardware. Black-framed sliding glass doors lead to outdoor spaces.

**Exterior** – Wood cladding on garage and soffits, paired with pale oak stucco, Hardie board, fascia, and painted black doors. Black exterior sconces and window frames for contrast. Exterior decking in 24" x 24" slate tile.

**Ceilings** – 10' ceilings and vaulted living room on the first floor, 9' ceilings on the second floor.

**Mechanical and Systems** – High-efficiency HVAC system with a gas furnace. Tankless water heater. Open cell spray foam insulation throughout for maximum energy performance.