



— A DIFFERENCE YOU CAN SEE — MIDTOWN COLLECTION

ATWATER STATION

- **Whirlpool™** stainless steel appliances
 - (Direct vent microwave, dishwasher & 30-inch gas range)
- Granite kitchen countertops (3 color choices)
- Stainless steel, single bowl, undermount Kitchen sink with chrome **Moen™** Align pulldown faucet
- 3" x 6" Subway tile backsplash in Kitchen (bricklay/2 colors)
- **Wellborn™** maple soft close door & drawer cabinetry throughout (3 colors)
- 9' Ceiling on 1st & 2nd floors (Atlas & Cora 9' on third floor)
- 7.5" Luxury vinyl plank throughout 1st floor, Bathrooms & Laundry (1st floor Flex Room is carpet per plan)
- **Kichler™** interior designer light package
- 6-inch surface mount LED lights throughout (per plan)
- **MOEN Gibson™** Double Handle 8-inch spread, chrome plumbing fixtures in Primary Bath
- **Schlage™** Plymouth knob door hardware (3 color choices)
- Open Railing on first floor; Choice of Modern style with horizontal or vertical black aluminum pickets or Traditional style square wooden pickets
- Tray ceiling in Primary Bedroom
- Semi Frameless Primary Shower door with wall tiled from floor to ceiling & includes niche
- Vikrell tub/shower in Secondary Baths
- Silestone Blanco Maple countertops in all Baths (1.6 cm)

- Double sink & drawer bank in Secondary Bath on 2nd floor
- **Sherwin Williams™** Low VOC Builder Solution Wall Paint
 - (4 color choices)
- Rocker switches with matching square outlets
- Ceiling fan prewire included in Family Room & all Bedrooms
- Exterior white **Ply Gem™** windows with screens
- Programmable Wi-Fi smart thermostats per floor
- 2 Car, drywalled & paint ready Garage
- Ultra quiet, belt driven Smart Garage door opener with dual LED lighting, camera, keypad & 2 remotes
- Square 2 panel interior doors with craftsman trim and picture frame cased windows & doorways
- **James Hardie™ Color Plus™** fiber cement siding with limited 15-year finish warranty & 30-year siding warranty
- **Rinnai™** tankless gas water heater with adjustable temperature control
- Aesthetically appealing modern, traditional, and farmhouse exteriors

BEHIND THE WALLS

- Weather-resistant housewrap with sealed seams for improved moisture protection and energy efficiency.
- Engineered floor system
- **Schluter™** Kerdi waterproof system behind all tiled shower walls
- LP® TopNotch® 350 Durable Subflooring with 50 year transferrable limited Warranty
- Laundry Room ceiling jump ducts for ventilation



Availability, features, and information are subject to change without notice. Please see a sales agent for most up-to-date details. ©2025 Baker Residential. 11.6.25

