

PRAIRIE'S EDGE

Live at THE Lake

"WHOLE HOME" QUALITY THROUGHOUT: SEEN AND UNSEEN

To us, this means the quality of construction you don't see is every bit as important as the finishes you do see. At Prairie's Edge, each home is crafted for your full enjoyment of the natural splendor of Lake Michigan, while offering protection against the elements. Your home has been thoughtfully designed and carefully constructed with healthy living and energy efficiency top of mind. We put careful consideration into planning your new neighborhood, and your new home, inside and out. Our homes come with top quality features and systems as standard included items, and are finished with high quality brand name selections. Wherever practical, our homes incorporate energy efficiency, water efficiency, low (or zero) VOC materials, natural day lighting, and the most durable materials. Our cottage homes reflect the irreplaceable beauty of the site, and the charm of Port Washington.

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BLACK CAP HALCYON has teamed up with Summit Drive Design to include a variety of high quality standard options for your home. Buyers can work with designers from Summit Drive Design to make selections from numerous included options or make upgrade selections. The information below includes items that are standard in every cottage home. In cases indicated with an "*", buyers can choose from several finish selections included in the base price. The Summit Drive Design team is at your service to assist you with your personal choices and make your cottage your home.

THE FOLLOWING STANDARD FEATURES ARE INCLUDED IN EVERY HOME:

Note: Standard features are based on current availability and pricing and are subject to change.

SUPERIOR CONSTRUCTION MATERIALS

Standing seam metal roofs over the cottages contrasting with designer roofing shingles over garages are a main design feature. The metal roofs are superior to residential grade asphalt shingle in that: (1) metal roofs last up to 50 years or longer; (2) metal roofs are fully recyclable at the end of their useful lives; (3) they are more resistant to high winds and require significantly less maintenance; (4) metal roofs are more resistant to fire and, (5) metal roofs commonly qualify for insurance discounts due to all these features.

Marvin Ultimate® Aluminum clad wood framed windows and sliding doors with Low E glazing. These meet the national Energy Star® program's rigid energy efficiency guidelines for Wisconsin climates and reduce heat loss to outside while allowing the highest levels of solar heat into a room. They are low-maintenance and feature an extruded aluminum exterior.

In contrast to more commonly used OSB materials, we use AdvanTech® flooring and plywood sheathing which provide best-in-class water resistance, superior strength and stiffness, and stronger fastener power. These products offer better structural performance against wind, ice and rain, and reduces floor squeaking and nail pops over time. In terms of quality, AdvanTech® flooring has been rated #1 every year since 2002 by *Builder Magazine's* annual nationwide survey of builders.

Common construction practice is to use loose fiberglass batt insulation with a code minimum R19 insulating value. Our exterior walls are designed with a minimum R23 value – a 20% increase over R19 resulting in lower energy costs for you!

Low maintenance cement board siding will be used on every home, along with contrasting natural cedar siding on the garages.

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ELECTRICAL, PLUMBING, DATA INFRASTRUCTURE

Standard electrical systems include 200-amp service, a motion sensor light switch in the garage for convenience and safety, Lutron® switches, outlets and dimmers, and combination CO & smoke detectors with light and audible alarm. Systems include copper and PEX domestic water supply piping and a 50-gallon high efficiency Energy Star® rated water heater.

ENERGY EFFICIENT MECHANICAL SYSTEMS

HVAC systems employ Energy Star® rated, 96% efficient, two-stage furnaces with ECM and 16 SEER A/C condensers. In addition to being a quieter system than standard single stage units, these provide greater comfort by distributing air more efficiently and evenly throughout the home, effectively removing unwanted humidity. In contrast, single stage units more typical in other new homes can sometimes be prone to “short cycling”, which means they may not run long enough to remove unwanted humidity that can result in inferior indoor air quality. The ECM feature is a low voltage DC motor that adjusts its speed to achieve optimal airflow at all times. Along with being quiet, these are less expensive to operate than conventional AC furnace fans. An Aprilaire® system and an air purifier filter box are also standard equipment. These provide healthy air quality and comfort to each home.

Programmable, “smart” Nest® thermostats are provided, allowing you to control your home’s HVAC system remotely from a tablet, smartphone, or desktop. These thermostats enable you to more easily and effectively manage your energy usage and home climate whether you are home or away.

Bathroom exhaust systems are quiet low volume units with integrated humidistats that will automatically exhaust air when moisture is present and turns itself off when it’s done. Not only is this convenient but it will enhance overall air quality for a healthier environment by further helping prevent unwanted humidity buildup.

LIGHTING*

All homes include a combination of recessed, pendant and surface mounted light fixtures with several selection options to match your personal preferences. The kitchen and living area in each home includes dimming controls. Under-cabinet lighting is also provided in the kitchens. Carefully selected high quality exterior light fixtures that complement the architecture are also included.

* Included in the base price, homeowners can select from several finish and style options of comparable quality.

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FIREPLACES

All homes include a direct vent natural gas fireplace with brick insert and fan - manufactured by Superior® - and a full mantel with a stone surround and tile hearth at the floor. Select homes may have a second floor bedroom fireplace added as an upgrade.

KITCHEN APPLIANCES AND FIXTURES - QUALITY BRANDS YOU KNOW AND TRUST

KitchenAid® stainless steel french door refrigerators have internal water filtration and include water and ice dispensers, LED lighting and are Energy Star® rated. They are counter depth to provide a custom "built-in" look.

KitchenAid® gas range in stainless steel finish is standard and comes with 5 cooktop burners and a continuous cast iron grate cooking surface. The oven is self-cleaning and has a 6.5 cubic foot capacity.

KitchenAid® 24" built-in dishwasher with stainless steel tub and stainless steel finish is standard. This quiet operation dishwasher comes with six different cycles for versatile cleaning options. It also comes with a sanitary rinse option that heats water to 155° for hygienic cleaning.

Depending on your home model, your kitchen may feature Zephyr® stainless steel range hoods that offer superior value in a quiet, high performance package. It comes equipped with upgraded 3-speed, 400cfm blowers, convenient dishwasher-safe aluminum filters and timed delay-off feature to automatically clear the air and power down after five minutes. Sleek, integrated controls simplify cleanup, and two-level halogen bulbs allow you to adjust the lighting. Other home models feature stainless steel downdrafts or range hoods.

Kohler® apron-style kitchen sinks finished in premium quality 16-gauge stainless steel are standard. These sinks are extra deep to accommodate larger cookware and include sound-absorption that reduces the noise from clanging dishes and silverware as well as noise caused from running a garbage disposal. Kohler® pull-down kitchen faucet spouts includes a 3-function pull-down spray head. The high arch spout design provides optimal room under the faucet for any size task. The spout swivels 360 degrees, providing greater access to all areas of the sink and features a magnetic docking system located within the spout. Ceramic disc valves exceed industry longevity standards, ensuring durable performance. Temperature memory allows faucet to be turned on and off at the temperature set during prior usage.

InSinkErator® PRO-750 Evolution Series garbage disposals are standard. This disposal includes multi-grind technology to deliver two stages of grind with powerful 3/4 HP and sound seal technology to deliver a quieter performance versus a standard disposal.

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CABINETS* AND CABINETS HARDWARE*

Cabinets for each home's kitchen and baths feature top quality American craftsmanship with solid dovetail drawer construction. The drawer and door fronts are full overlay styles with soft close hinges and drawers, hidden full extension glides and soft close hardware. Cabinets include amenities such as roll out shelves, and hidden trash receptacles. Home buyers can choose from multiple profiles and finish options. Cabinet hardware can be selected by home buyers from a variety of finishes and styles for all cabinets throughout the cottage home.

COUNTERTOPS*

All kitchens and baths feature your choice of select quartz or granite countertops, with several color options to choose from. Buyers will have of multiple backsplash options in the kitchens.

BATHROOMS*

Kohler® Corbelle elongated comfort height skirted toilets are included in bathrooms. These Kohler® toilets are designed to mitigate water usage without compromising performance. The elongated bowl offers added room and comfort while featuring chair height seating making sitting down and standing easier for most adults. Clean coat technology and the skirted base inhibit the growth of water scale and mineral stains for ease of cleaning.

Sinks and faucets are manufactured by Kohler®. Half-baths are equipped with Kohler® pedestal bathroom sinks in white. Bathroom vanities are top quality American craftsmanship with solid dovetail drawer construction. Home buyers can choose from multiple profiles and finish options.

Kohler® single door frameless aluminum recessed medicine cabinets, with adjustable glass shelves, are included in full bathrooms. Kohler® bathroom accessories are standard and include a toilet paper tissue holder; 24" towel rack, robe hook and towel ring.

Showers include a low threshold for easy entry and exit, and semi-frameless shower doors which feature 1/4" door glass with no header to also provide ease of entry and exit. Shower walls are tiled with 12" x 36" or other large size porcelain tiles to make for easier cleaning. Tiles are typically made from green materials, contain no VOCs, have a long-life cycle are produced using recycled content.

Showerheads and valves are manufactured by Kohler® and have a flow rate of 2.5 GPM.

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WALL FINISHES*

All drywall is 5/8" thick, rather than 1/2" thickness that is more commonly found in new residential construction, and finished with your choice of a sand texture or orange peel finish.

Sherwin Williams® zero VOC, paint is used on all walls and ceilings. Standard finish is flat extra white on ceilings, and low gloss eggshell on interior walls. All interior doors, baseboards, crown molding, window and door casings are acrylic enamel in extra white, semi-gloss finish. Homebuyers may select wall colors among the more than 1,500 options available through Sherwin Williams® color schemes.

FLOORING*

Hallmark Floors® Monterrey Collection, a low maintenance engineered natural wood plank flooring which includes a limited lifetime wear through warranty, are located throughout first level kitchen, dining and living areas. Planks are crafted from maple and hickory. They vary with random widths, are lightly sculpted, and are wire brushed by hand. These floors surpass the State of California's (most stringent in the U.S. CARB II standards for indoor air quality by more than 50%.

Shaw Smart Thinking® carpet is standard in all first floor bedrooms and closets and all upper level living, bedroom, and closet areas. This carpet is 100% nylon loop, pet and child friendly, includes stain protection, is available in 20 colors, and meets the Green Label Plus standard.

Underlying the carpet is a high quality, durable pad featuring pliable rubber for a plush, luxurious feel while also extending the life of carpet. It is constructed to guard against spills and includes antimicrobial materials that also inhibit the growth of mold, mildew, and odor-causing bacteria. It is hypoallergenic and the materials are 100% recyclable.

Boot room floors are finished with Happy Floors Northwind® porcelain plank tiles. These tiles are recommended for interior; level floors that are likely to be walked upon when wet. Buyers may choose from various colors. They are made from 40% recycled materials and recognized by the US Green Building Council.

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MILLWORK

Millwork throughout the cottage is painted white. Baseboards are 6-inch standard. Window and door casework is 3-inch standard. Stained millwork is available as an upgrade.

BOOT ROOMS

Almost every boot room features a bench for additional storage. Home buyers can choose from multiple finish options.

WALK-IN-CLOSETS

All master bedroom walk-in closets have been custom designed by Closet Concepts and feature adjustable solid shelving.

OVERHEAD GARAGE DOOR

We use Liftmaster® garage door lift systems that include Wi-Fi capability. These systems enable you to monitor and control your garage door remotely via an app.

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Contact us at info@prairiedgew.com or (414) 331-6769

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