

# 2700 PENN

Strip District  
Pittsburgh, PA



Semi-Custom Luxury Townhomes  
Selection and Upgrade Guide



## Selection & Upgrade Guide

Options are split into two categories: Standard Options and Upgrades.

All Standard Options are included in the base price. Any upgrades would be in addition to the base price and will be calculated within 21 days for Buyer's approval.

All available upgrades are noted in this guide. There will be an additional deposit required for upgrades, at seller's discretion.

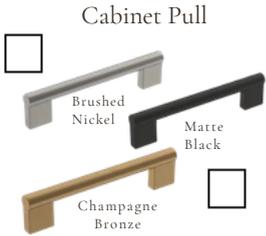
All information/offerings contained herein are deemed reliable but not guaranteed.

Items not available at the time of final selection may be substituted or changed.

Upon execution of a Purchase Agreement, buyer will have 15 days to select all standard options and upgrades.

# 2700 PENN

## Door Styles



### Location

primary bathroom

second full bathroom

third full bathroom

powder room

kitchen

wet bar (upgrade)

additional

### Selection

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Kitchen/Bathroom Cabinetry

Wolf DesignerSeries  
Solid Wood | Dovetail | Soft Close

Amerock Versa  
5 1/16" Pull | 1 3/8" Knob

# 2700 PENN

Bruce Dundee Oak Solid Hardwood: 5"



Butterscotch



Saddle



Inviting Warmth



Slate



First Frost



Mohawk Camden Point 1/2" Thick | 5"x72" Plank



Lennox Tan



Corduroy



Bleeker Beige



Chocolate Truffle



Park Avenue



MSI Woodhills 6.5 Mil | 6"x48" Plank



Kings Buff



Aura Gold



Aaron Blonde



Dorn Oak



Moreville Oak



Herringbone Format Option Upgrade\*

## Wood Flooring

Flooring Throughout

Solid Hardwood | Engineered Hardwood | Engineered Vinyl

# 2700 PENN

## Premium Quartz

WaterfallEdgeforislandscomesstandard

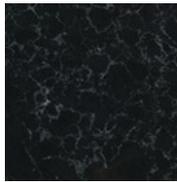
Cambria Quartz Upgrade\*



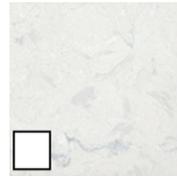
Tranquility



Carrara Mist



Silhouette



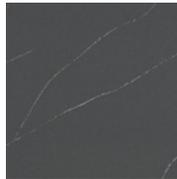
Weybourne



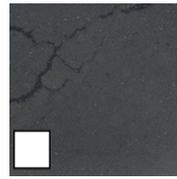
Calacatta Laza



Calacatta Prado



Soapstone Metropolis



Inverness Stonestreet



Everleigh



### Location

### Selection

primary bathroom \_\_\_\_\_  
 second full bathroom \_\_\_\_\_  
 third full bathroom \_\_\_\_\_  
 powder room \_\_\_\_\_  
 kitchen backsplash \_\_\_\_\_  
 wet bar (upgrade) \_\_\_\_\_  
 additional \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_

## Kitchen/Bathroom Quartz Countertop

# 2700 PENN

## Emser Sterlina II: Marble-like Porcelain



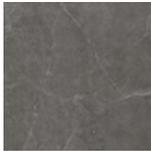
Silver



Ivory



Grey



Asphalt



12"x24"



2"x2"



8" Hex

## Daltile Cohesion: Concrete-like Porcelain



White



Beige



Light Grey



Black

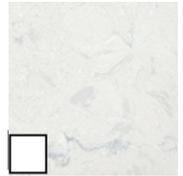


12"x24"

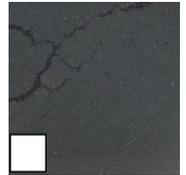


2"x2"

## Cambria Quartz Upgrade\*



Weybourne



Inverness Stonestreet



Everleigh

### Location

- primary bathroom
- second full bathroom
- third full bathroom
- powder room
- kitchen backsplash
- wet bar (upgrade)
- additional

### Selection

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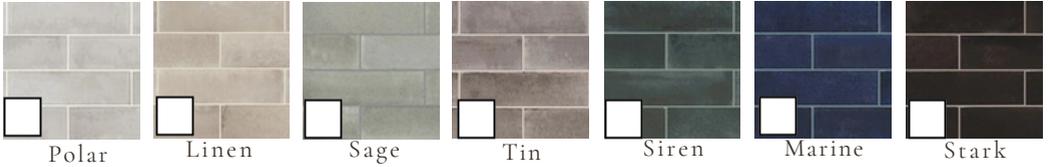
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## Floor & Wall Tile

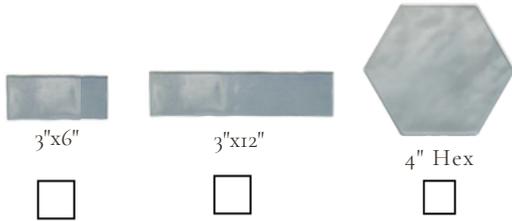
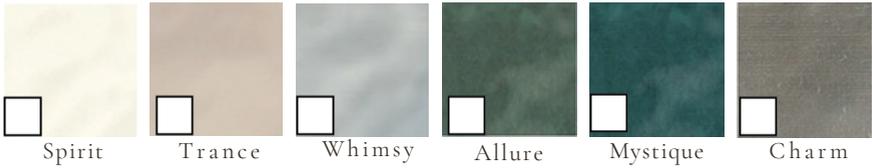
Bathroom and Powder Room Tile  
 Polished or Matte option | Multi-use Floor and Wall tile  
 Upgrade to heated bathroom floors available

# 2700 PENN

## American Ocean Conrad Brick Porcelain 2"x8"



## Daltile Mesmerist Glazed Porcelain



### Location

### Selection

primary bathroom	_____
second full bathroom	_____
third full bathroom	_____
powder room	_____
kitchen backsplash	_____
wet bar (upgrade)	_____
additional	_____

## Small Format Tile

Shower wall or Backsplash

Glazed Porcelain for Multi-use in Showers or Kitchens

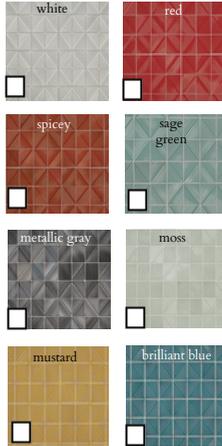
# 2700 PENN

## Daltile Revalia Remix

Fan



Structure



Bevel Brick



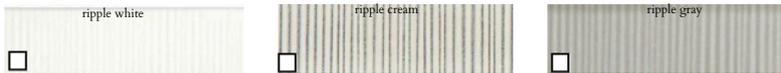
Picket



Kaleidoscope



Ripple



## Daltile Pietra Davina Marble Mosaic: 5 Patterns | 3 colors

Cupola



Nero Marquina



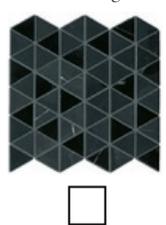
Namaste



Calacatta Dolomiti



2" Triangle



Location: \_\_\_\_\_  
 Selection: \_\_\_\_\_

Location: \_\_\_\_\_  
 Selection: \_\_\_\_\_

# Backsplash Tile

Kitchen and Wet Bar

Multi-use Pattern & Color Option | Porcelain Glazed

# 2700 PENN



## Location

primary bathroom

second full bathroom

third full bathroom

powder room

kitchen backsplash

wet bar (if applicable)

additional

## Selection

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## Tile Grout

Kitchen, Wet Bar, Bathrooms

# 2700 PENN

## GE Cafe Appliance Package

36" Refrigerator | 36" Gas Range | 24" Dishwasher | Chimney Hood | Built in Microwave Drawer | 24" Wine Cooler



Matte White



Stainless



Matte Black



## Appliance Hardware Finishes



Brushed  
Stainless



Brushed  
Bronze



Brushed  
Black



Brushed  
Copper



Flat  
Black



Brushed  
Bronze



## Kitchen Appliances

Voss TV & Appliances

GE Cafe | Customizable | Color Options

# 2700 PENN

## Meile Stainless Luxury Appliance Upgrade\*



36"  
Refrigerator



36" Gas Range



24" Dishwasher



24" Sharp  
Microwave Drawer



## Optional Upgrade Appliance Options\*



Espresso Maker  
(Built-in)



Wine Cooler  
(standard, designer, &  
luxury options)



Wall Oven  
(designer & luxury options)



48" Range  
(designer & luxury options)



60" Fridge



Kitchen Appliances  
panel ready refrigerator upgrade available  
Voss TV & Appliances

# 2700 PENN

Delta Trinsic: Single Handle Pull Down Kitchen Faucet



Champagne Bronze



Stainless



Matte Black



Delta Trinsic: Single Handle Bar Faucet



Champagne Bronze



Stainless



Matte Black



Undermount Workstation Sink



Ruvati Stainless 33"



Ruvati Black Stainless 33"



Undermount Sink



Kholer Vault 15" Sink K-3840-3-NA



## Kitchen + Bar Plumbing

Famous Supply  
Delta | Ruvati | Workstation

# 2700 PENN

Delta Trinsic Monitor: 14 Series : H2O kinetic Shower and Tub Trim



Champagne Bronze

Stainless

Matte Black



Delta Trinsic Monitor 14 Series Dual Pressure: Primary Bathroom Shower Fixture



Champagne Bronze

Stainless

Matte Black



Delta Nicoli: Single Handle Bathroom Faucet



Champagne Bronze

Stainless

Matte Black



Delta Trinsic: Tub Filler



Champagne Bronze

Stainless

Matte Black



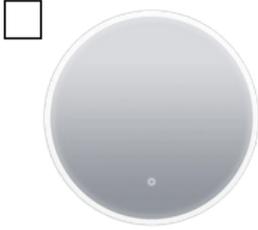
## Bathroom Plumbing

Famous Supply

Delta Faucet | Trinsic Series | 3 Finishes

# 2700 PENN

Powder Room Mirror



24" | Integrated Light | Dimmable

Full Bath Mirror



36" & 60" Dimmable  
Integrated light

Porcelain White Toilet



Kohler Veil K-28161-0

Vanity Sink



Kohler Brazn 21 1/4" K-  
21058-0

Shower Glass



Frameless  
Alcove Tub



Drop-In Tub

Kohler 60" Archer K-1946-0



Duravit 60"x 30" SoakingTub

## Bathroom Accessories

Tubs | Toilets | Glass

No custom selections. Everything here comes standard.

# 2700 PENN

## Powder Room Vanity



Miseno | 24" | Brushed Gold / Gray



Miseno | 24" | Matte Black / Gray



Miseno | 24" | Matte Black / White



Miseno | 24"  
Brushed Gold / Pandora White



Miseno | 24"  
Matte Black / Pandora White

## Bathroom Accessories

No custom selections. Everything here comes standard.

# 2700 PENN

## Pendant

Fleur 16" Wide Pendant  
with Hand-Spun Metal Shade



4 Light 18" Wide Wood Pendant  
with Satin White Glass Shade



Crown Point  
12" Wide Pendant



Mini Pendant  
White Swirl Glass Shade  
6" Wide



Matte Black Pendant  
17.72" Wide



Dion, Patina Brass  
24" Wide  
(base = 2 max)



Miramar 4 Light  
24" Wide Pendant



Nordic Single Light  
7" Wood / Aluminum  
Pendant



Chalmette  
6" Wide Mini Pendant



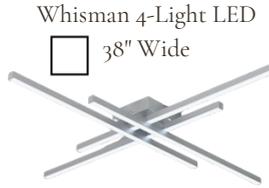
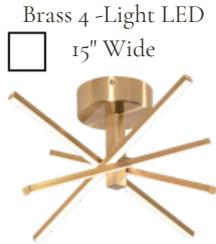
White Mouchette  
12" Wide Pendant



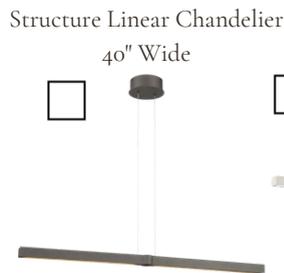
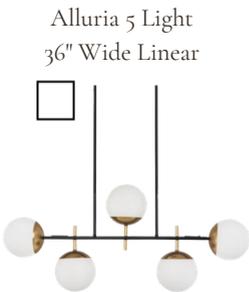
## Lighting Pendants

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## Flush Mount / Semi-Flushmount



## Chandelier /Linear Bar

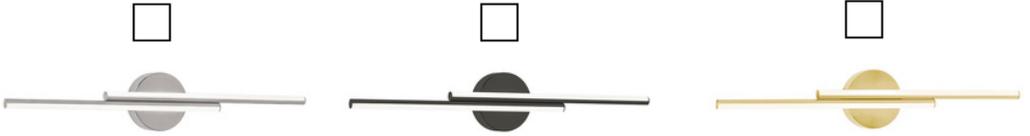


# Lighting

Semi-Flush | Flush Mount | Chandelier

# 2700 PENN

2 Light 24" Wide LED Bath Bar



2 Light 25" Wide LED Bath Bar with Etched Opal Glass



30" Wide LED Bath Bar



30" LED Bath Bar



2 Light 16" Wide



## Bathroom Lighting

## ELECTRICAL ADD-ONS



Additional Outlets\*  
See plans for standard locations

Quantity : \_\_\_\_\_



USB Outlets

Quantity : \_\_\_\_\_



Dimmer Switch

Quantity : \_\_\_\_\_



Additional Cable\*

Quantity : \_\_\_\_\_



Additional Ethernet\*

Quantity : \_\_\_\_\_



Electric Vehicle Outlet  
in Garage

Quantity : \_\_\_\_\_

## Electrical Add-Ons

see lighting plan for standard outlets and  
recessed lighting configuration

\*upgrades to standard electrical plan

# 2700 PENN

## Exterior Sconce



LED 20" Outdoor

## Mailbox



Slim Locking Mailbox

## House Numbers



## Interior Door Hardware



Kwikset Halifax

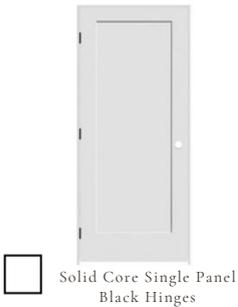
Privacy Door Lever

## Exterior Door Hardware



Kwikset Halifax Keyless

## Interior Doors



## Stair Railing



# Accessories

Railing | Doors | Locks

# 2700 PENN

Fireplace



Electric | 60" | Recessed  
Upgrade Fireplace Surround\*

Custom Lighting  
and Automation System Upgrade \*



Lighting | Security | Surround Sound

Built-in Closets



Custom Closet Allowance

Washer & Dryer



Bosch 500 Series | Front Load | Electric

Elevator Upgrade\*



Custom Elevator

## Accessories

Closets | Fireplace | Washer and Dryer

# 2700 PENN

Outdoor Kitchen Upgrade\*



Utilities



Gas Line Upgrade\*



Water Bib

Composite Decking



## Roof Top Deck Outdoor Living



## Standard Home Criteria Exhibit

The Standard Home Criteria provided in this Exhibit are intended to provide a general description of the construction, construction components, standard upgradable finishes, and equipment to be provided for 2700 Penn and are subject to change and/or substitution, without notice and at the Seller's sole option.

Estimated substantial completion date of Spring - Summer 2026.

9.8' ceiling heights

9' exterior, 6'8" interior solid core doors

Elevator upgrade available

Outdoor kitchen upgrade available. Spacious 2-car garage

Private terrace facing Downtown Pittsburgh



## Standard Home Criteria (continued)

Walls and Ceilings: Painted drywall with prime coat and two finish coats

Flat paint at ceilings Hardwood stained stair treads (staining color for stair treads & landings will not match 100% with pre-finished flooring)

Custom railings

Drywall returns at windows

Flat 3" door casing & window trim (optional), prime and two finish coats in semi-gloss

Floor to ceiling wall tiles in showers

Floor tiles and floor/tub-to-ceiling wall tiles in shower areas (as applicable)

Laundry & mechanical rooms with tiled floors

Kitchen with decorative tile backsplash Laundry includes washer/dryer

Closets come standard with rod and wired shelving



## Standard Home Criteria (continued)

Standard LED lighting throughout home as per reflected ceiling plans.

Halo (or similar) 4" recessed lighting LED surface-mounted lighting, wall sconce, pendant and other fixtures per buyer selections

Decorative pendant lighting over kitchen island (optional under-cabinet lighting for kitchen cabinets)

Exterior lighting at deck (ceiling & wall sconce); front façade accent lighting

Decora switches and power outlets per code (optional dimmers, USB outlets, etc.)

Electrical: 200-amp service Exterior GFI outlet at third floor deck Gas: service by local utility sized for furnace and range

Water & Sanitary: 1" water & 4" sanitary services

Internet/Cable: Conduit to mechanical room or other, for the provision of telephone, cable and high-speed internet services Pella Impervia windows