

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.

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Door Styles/Finishes

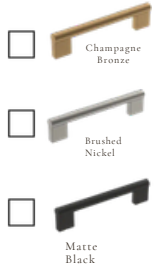
GROVE SLAB

Full overlay flat panel Shaker door style | Slab drawer fronts



Additional paint options available | Cabinets style upgrade available

Cabinet Pull



GROVE 5-PIECE

Full overlay flat panel Shaker door style
Five-piece drawer fronts



Additional paint options available | Cabinets style upgrade available

Cabinet Knob



Location

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

Selection

Kitchen/Bathroom Cabinetry

Wolf - Solid Wood Classic
 Dovetail | Soft Close

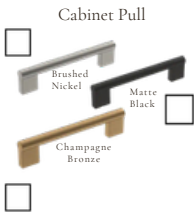
AmerockVersa51/16" Pull | 1 3/8" Knob

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Door Styles / Finishes

WAVERLY

Full overlay flat panel slim Shaker door style
Five-piece drawer fronts



White Point

Hazelnut Stain
Maple

Additional paint options available | Cabinets style upgrade available



Location

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

Selection

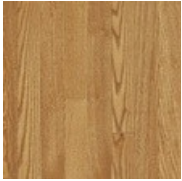
Kitchen/Bathroom Cabinetry

Wolf - Solid Wood Classic
Dovetail | Soft Close

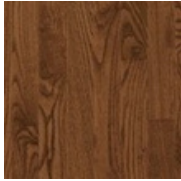
AmerockVersa51/16" Pull | 1 3/8" Knob

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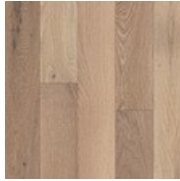
Bruce Dundee Oak Solid Hardwood: 5"



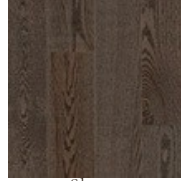
Butterscotch



Saddle



Inviting Warmth



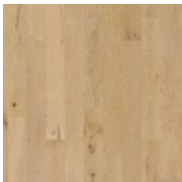
Slate



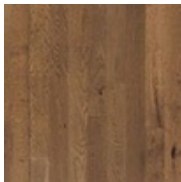
First Frost



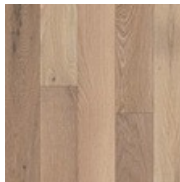
Mohawk Camden Point 1/2" Thick | 5"x72" Plank



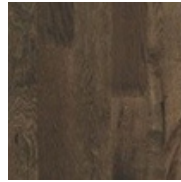
Lennox Tan



Corduroy



Bleeker Beige



Chocolate Truffle



Park Avenue



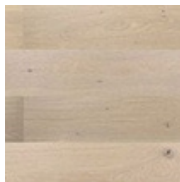
MSI Woodhills 6.5 Mil | 6"x48" Plank



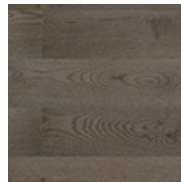
Kings Buff



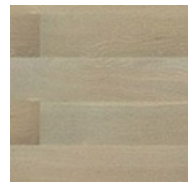
Aura Gold



Aaron Blonde



Dorn Oak



Moreville Oak



Herringbone Format Option Upgrade*

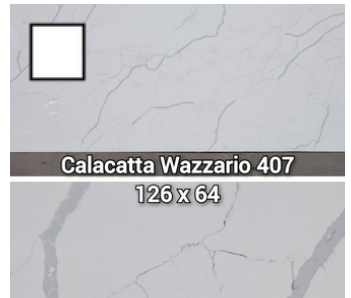
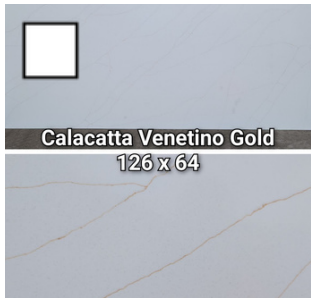
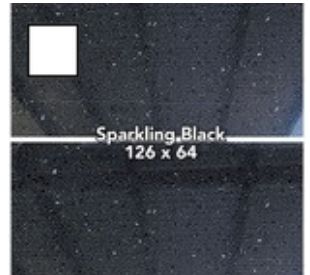
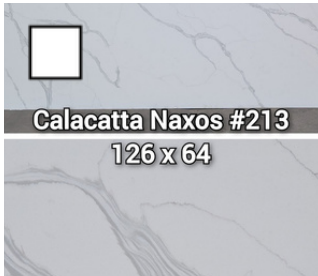
Wood Flooring

Flooring Throughout Solid Hardwood | Engineered
Hardwood | Engineered Vinyl

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Premium Quartz

Waterfall-edge for interior kitchen island comes standard



Location

Selection

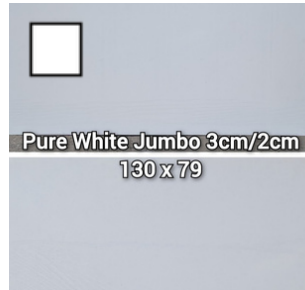
primary bathroom	_____
second full bathroom	_____
third full bathroom	_____
powder room	_____
kitchen backsplash	_____
wet bar (upgrade)	_____
additional	_____

Kitchen/Bathroom Quartz Countertop

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Premium Quartz continued.

Waterfall-edge for interior kitchen island comes standard



Location

Selection

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

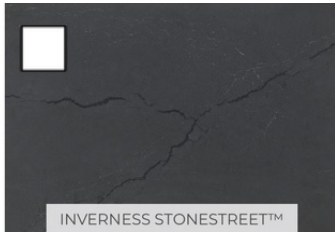
Kitchen/Bathroom Quartz Countertop

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Cambria Quartz Cambria Quartz Designs - Upgrade*



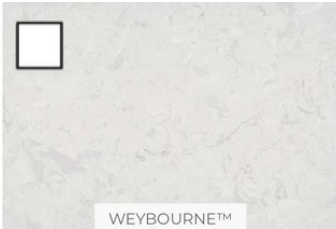
INVERNESS BLAKELEY™



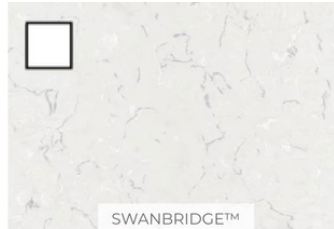
INVERNESS STONESTREET™



EVERLEIGH WARM™



WEYBOURNE™



SWANBRIDGE™



DOVESTONE™

Location

Selection

primary bathroom

second full bathroom

third full bathroom

powder room

kitchen backsplash

wet bar (upgrade)

additional

Kitchen/Bathroom
Cambria Quartz Upgrade* Countertops

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Premium Quartz

Cambria Quartz Designs continued - Upgrade*



BIG SUR MIST™



NEWPORT®



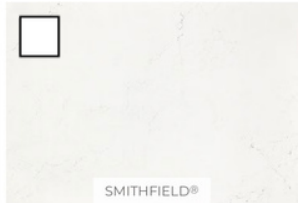
DOVESTONE™



WHITE CLIFF®



WHITEHALL®



SMITHFIELD®

Location

Selection

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

Kitchen/Bathroom
Cambria Quartz Upgrade* Countertops

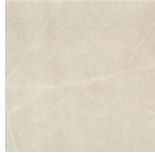
2700 PENN

Emser Sterlina II:
Marble-like Porcelain

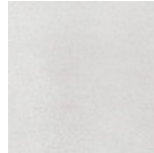
Daltile Cohesion:
Concrete-like Porcelain



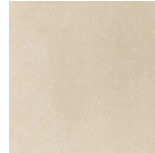
Silver



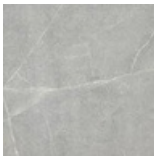
Ivory



White



Beige



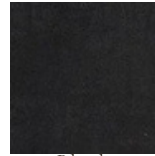
Grey



Asphalt



Light Grey



Black



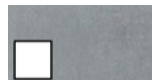
12"x24"



2"x2"



8" Hex



12"x24"



2"x2"

Location

Selection

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

Floor & Wall Tile

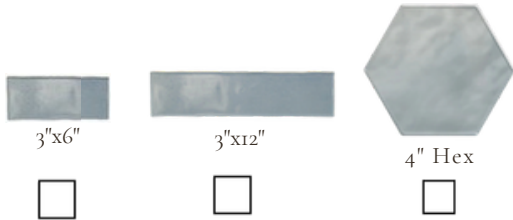
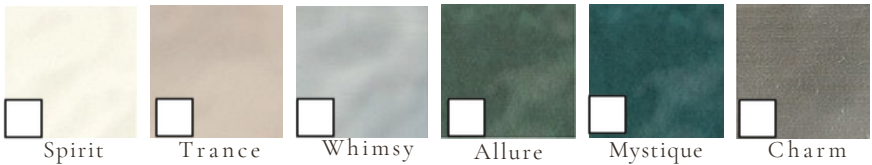
Bathroom and Powder Room Tile
 Polished or Matte option | Multi-use Floor and Wall tile
 *Upgrade to heated bathroom floors available

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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

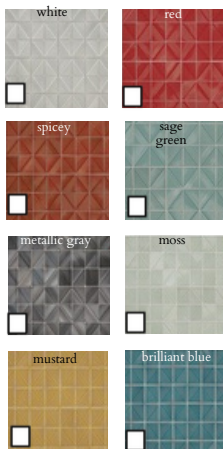
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Daltile Revalia Remix

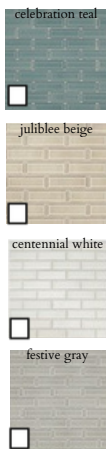
Fan



Structure



Bevel Brick



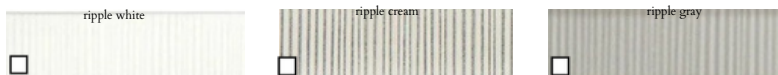
Picket



Kaleidoscope



Ripple



Daltile Pietra Davina Marble Mosaic: 5 Patterns | 3 colors

Cupola



Nero Marquina



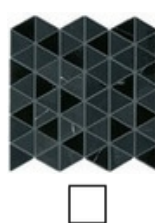
Namaste



Calacatta Dolomiti



2" Triangle



Location: _____
 Selection: _____

Location: _____
 Selection: _____

Backsplash Tile

Kitchen and Wet Bar

Multi-use Pattern & Color Option | Porcelain Glazed

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Location

primary bathroom
second full bathroom
third full bathroom
powder room
kitchen backsplash
wet bar (if applicable)
additional

Selection

Tile Grout

Kitchen, Wet Bar, Bathrooms

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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

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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

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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



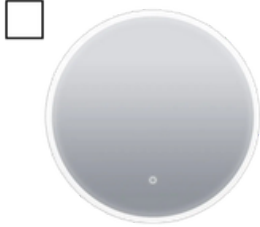
Bathroom Plumbing

Famous Supply

Delta Faucet | Trinsic Series | 3 Finishes

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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.

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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.

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Pendant

Fleur 16" Wide Pendant
with Hand-Spun Metal Shade



Location:
Number of lights:

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



Location:
Number of lights:

Crown Point
12" Wide Pendant



Location:
Number of lights:

Mini Pendant
White Swirl Glass Shade
6" Wide



Location:
Number of lights:

Matte Black Pendant
17.72" Wide



Location:
Number of lights:

Dion, Patina Brass
24" Wide (base is 18")



Location:
Number of lights:

Lighting

Pendants

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Pendant

Miramar 4 Light
24" Wide Pendant



Location:
Number of lights:

Nordic Single Light
7" Wood / Aluminium
Pendant



Location:
Number of lights:

Chalmette
6" Wide Mini Pendant



Location:
Number of lights:

White Mouchette
12" Wide Pendant



Location:
Number of lights:

Chandelier /Linear Bar

Alluria 5 Light
36" Wide Linear



Location:
Number of lights:

Multi-Light Pendant
26" Wide



Location:
Number of lights:

Structure Linear Chandelier
40" Wide



Location:
Number of lights:

Planck LED
47" Wide



Location:
Number of lights:

Lighting

Pendants | Chandelier / Linear Bar

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Flush Mount / Semi-Flushmount



Elliott 3 Light
16" Wide



Location:
Number of lights:



Brass 4 -Light LED
15" Wide



Location:
Number of lights:



Whisman 4-Light LED
38" Wide



Location:
Number of lights:



Julien Semi Flush Mount
13" Wide



Location:
Number of lights:

Cristol 12" Single Flush Mount
with White Glass



Location:
Number of lights:



Location:
Number of lights:



Dobbins
15" Wide



Location:
Number of lights:



LED Flush Mount
20" Wide



Location:
Number of lights:

Groove Ceiling Fixture
24" Wide



Location:
Number of lights:

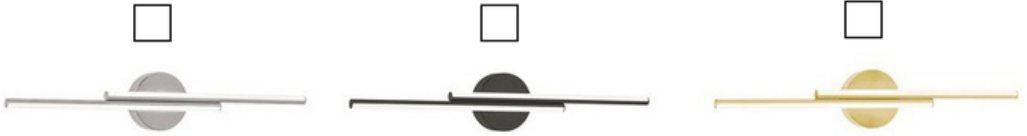
Lighting

Semi-Flush | Flush Mount | Chandelier

See ceiling plan for quantity included in base package as well as placement

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2 Light 24" Wide LED Bath Bar



Location:
Number of lights:

Location:
Number of lights:

Location:
Number of lights:

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



Location:
Number of lights:

Location:
Number of lights:

Location:
Number of lights:

Location:
Number of lights:

30" Wide LED Bath Bar



Location:
Number of lights:

Location:
Number of lights:

Location:
Number of lights:

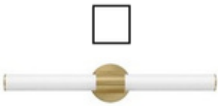
Location:
Number of lights:

Bathroom Lighting

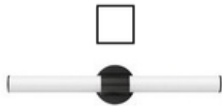
See ceiling plan for quantity included in base package as well as placement

2700 PENN

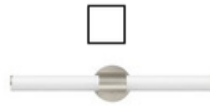
30" LED Bath Bar



Location:
Number of lights:



Location:
Number of lights:



Location:
Number of lights:



Location:
Number of lights:

2 Light 16" Wide



Location:
Number of lights:



Location:
Number of lights:



Location:
Number of lights:



Location:
Number of lights:

Bathroom Lighting

See ceiling plan for quantity included in base package as well as placement

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 and recessed lighting configuration

*upgrades to standard electrical plan

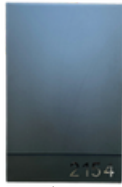
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Exterior Sconce



LED 20" Outdoor

Mailbox



Slim Locking Mailbox

House Numbers



LED Backlit | 5" | Black

Interior Door Hardware



Kwikset Halifax



Privacy Door Lever

Exterior Door Hardware



Kwikset Halifax Keyless

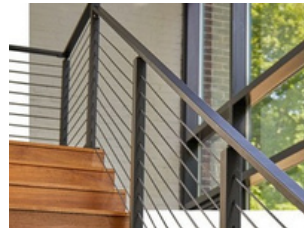


Interior Doors



Solid Core Single Panel
Black Hinges

Stair Railing



Cable Railing with Onyx Rods

Accessories

Railing | Doors | Locks

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Fireplace



Electric | 60" | Recessed Upgrade Fireplace Surround*

Custom Lighting and Automation System Upgrade *



Lighting | Security | Surround Sound

Built-in Closets



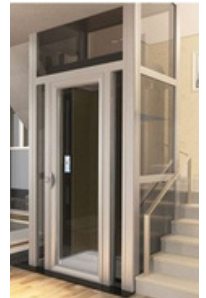
Custom Closet Allowance

Washer & Dryer



Bosch 500 Series | Front Load | Electric

Elevator Upgrade*



Custom Elevator

Accessories

Closets | Fireplace | Washer and Dryer

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Outdoor Kitchen Upgrade*



Utilities

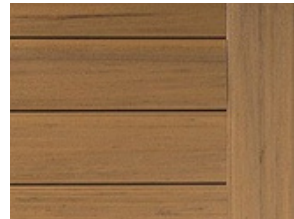


Gas Line Upgrade*



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