



# A-WING STANDARD INCLUSIONS

REVISED DATE: 1/12/2026

## SITE

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- 89 Condominiums (1 - 3 Bedroom Units)
- Located on Lake Michigan in St Francis, WI
- Steps to Oak Leaf Trail

## EXTERIOR

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- Architectural blend of materials including brick, stone & cement board siding
- Covered balconies: 8' depth, composite decking, aluminum picket-style railings & integrated drainage system with screened sliding/swing door
- Concrete patios on grade level units
- High-efficiency Anderson 200 Series Vinyl Clad double-hung windows
- Professionally designed landscaping with seasonal plantings & maintained green spaces
- Exterior lighting

## INTERIOR

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- Open concept floor plans
- Each unit encapsulated in superior soundproofing design with double framed acoustic insulated demising walls & cementitious floor system with sound mat & acoustic insulation
- Walk-in closets with custom shelving system
- Luxury Vinyl Plank flooring (excluding bedrooms & bathrooms)
- Carpeted bedrooms & closets with 7/16" 8lb memory foam or comparable carpet padding
- Luxury Vinyl Tile bathroom floors
- Quartz countertops (3 cm)
- Quest flat panel high pressure laminate cabinetry with soft close doors & drawers, available in a variety of finishes.
- White single-panel, solid core, interior doors with satin nickel lever handles
- Flush mount light fixture installed in ceiling fan rated box
- Rocker style switches throughout with dimmer switches in bedroom(s) & living room
- Duplex outlets throughout with one USB-C outlet in each bedroom, living room & kitchen
- Wall Base: 4.5" Architectural Vinyl Millwork
- Solid surface window sills
- Painted 3.25" MDF casing
- Primed walls with 2 coats of builder's white paint
- Elevated 4th floor ceiling heights (except units 401, 405 & 408)

## BATHROOM

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- Kohler Elate plumbing fixture package: centermount faucet & shower system in chrome
- Kohler 16" elongated comfort height toilet(s)
- Bathroom accessories (toilet paper holder, bath towel bar, robe hook & shower rod)
- Undermount bathroom sink basin(s)
- Framed, rectangular vanity mirrors
- One vanity light per sink
- Fiberglass shower-over-tub module per plan
- Fiberglass pan with embossed tile panel walls and curtain rod, in chrome finish.
- 3 bedroom units: 5-piece bath includes free standing tub, shower with rod, toilet & dual sink vanity

## KITCHEN

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- Pantry closet or cabinet per plan
- 8' wide island with 12" overhang
- Pull-out garbage & recycling drawer
- 42" tall upper cabinets with crown molding
- Recessed lights with (2) pendants over island
- Undermount, 50/50 dual basin, stainless steel sink
- Kohler Crue polished chrome, centermount faucet
- Garbage disposal & air switch button
- Frigidaire stainless steel Energy Star certified dishwasher & air gap
- 4" backsplash to match countertop selection

## APPLIANCES

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- LG high-efficiency front-load washer & dryer
- Stainless steel kitchen appliance allowance: dishwasher, over-the-range microwave, electric range & side-by-side refrigerator with ice & water dispenser
- 3 Bedroom Units: 30" electric range with 36" stainless range hood & built-in microwave cabinet
- 3 Bedroom Units: 36" wide vented natural gas fireplace







## MECHANICAL SYSTEMS

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- High-efficiency water source heat pump system with programmable thermostat
- Central recirculating domestic hot water system
- NFPA 13 compliant fire sprinkler system & addressable fire alarm
- Smoke/CO detectors per code
- Electric service: 100 amps per unit

## COMMON AREA AMENITIES

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- Fitness Center 
- Indoor Spa 
- Men's & Women's Locker Rooms 
- Outdoor Pool & Hot Tub
- Great Room
- Club Room
- Kitchen 
- Public Restrooms 
- Guest Suite
- Entertainment Center
- Co-Working Hub
- Underground heated & ventilated parking or assigned surface lot parking per contract
- Ventilating & humidity controlled storage rooms
- Guest Parking
- Library
- Outdoor Grilling Stations
- Greenspace
- Lounge Area with Fire Pit (future)
- Enclosed Car Wash Station
- Package Room
- Bicycle Storage 
- Trash Chute on each floor
- On Site Property Management
- Oak Leaf Trail access
- Foyer 
- Private Beach access through Waterfront Association

 INDICATES FUTURE UPDATE IS ANTICIPATED. SEE NEXT PAGE FOR DETAILS

## WARRANTIES

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- Builder's Limited Warranty
- Manufacturer Warranties on appliances, fixtures & systems



# FUTURE UPGRADES

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## EXTERIOR ENHANCEMENTS

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- **Glass Connector** between the future A and B wings (see rendering)
- New lighting
- New concrete & asphalt around perimeter of A Wing
- New landscaping around perimeter of A Wing
- Repair retaining wall at east end of A Wing

## AMENITY IMPROVEMENTS

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- **Central Vestibule/Foyer/Corridors:** replace sconces, chandelier, and flooring
- **Fitness Center:** upgrade equipment & fresh paint.
- **Indoor Spa:** replace tile throughout with new sealants & expansion joints, new lighting, & replace windows
- **Men's and Women's Locker:** fresh paint, upgraded light fixtures, shower kits & sink faucets, plus addition of storage lockers
- **Co-Working Hub:** replace carpet
- **Grilling Station:** Add gas line and replace grills
- **Kitchen:** replace solid surface countertops, sink & faucet, install cabinet hardware and shutters at breakfast bar, paint pantry door & cabinets.
- **Entertainment Center:** replace flooring, fresh paint, new furniture, custom wall graphics, & addition of wet bar.
- **Common Area Bathrooms:** replace faucets
- **Parking Garage:** replace exterior doors, paint overhead garage doors
- **Bicycle Storage:** temperature & humidity controlled

## NEW AMENITIES

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- **Building Access:** New intercom, access control, building automation, and camera systems
- **Outdoor Lakefront Lounge** area with gas fire pit, seating, pavers & landscaping near existing grilling station
- **Grilling Station** addition between A & B Wings
- **Dog Wash Station** located between parking stalls 173 & 174 in the upper level of the parking garage
- **Maker Space** located between parking stalls 173 & 174 in the upper level of the parking garage

## DISCLAIMERS

These upgrades are projected based on current understanding of The Landing's budget and allocation of funds.

While the Standard Inclusions outlined herein are substantially finalized, the Seller reserves the right to make modifications as necessary.