



# A WING STANDARD INCLUSIONS

EFFECTIVE DATE: 12/12/2025

## SITE

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

## EXTERIOR

- 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

## INTERIOR

- 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

## BATHROOM

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

## WARRANTIES

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