

Encore Riverwalk Community Basic Amenities & Unit Finishes for Construction Budgeting

Community Amenities:

- Dog Friendly Amenities
- Dog wash
- Linear Dog Park
- Refreshment stations for dogs
- Recreational Amenities – Luxurious pool and spa with fountains and other.
- Yoga/Spin- Multi-Purpose Fitness Room as part of the Exercise Facility to accommodate Cross Fit equipment and a variety of classes
- Outdoor heating (fire pits, fire places, standalone heaters) - Primary Amenity Area
- BBQ grills
- Open resident lounge areas with banquet seating for privacy
- Shared seating at large tables (like Starbucks) with power for phones and laptop charging
- Bike parking, bike repair shops
- Large refreshment center with gourmet coffee machines
- Fully equipped Business Center (copy machine, printer, scanner, fax) with work stations and conference room
- Package Concierge – Both Dry Cleaning and Package locker accessible 24/7 to residents.

Unit Finishes & Amenities:

- 9' and 10' ceiling heights
- Two tone paint scheme
- Brushed Nickel door handles throughout – Prefer Kwikset Vedani or equivalent
- Walk-in closets
- Full Size Washer & Dryers (stackable or other)
- Stainless Steel or Clean Steel appliances
- Side by Side Refrigerators with water and ice maker in the door
- LED track lighting in dining and kitchens
- Under-cabinet lighting – If we think it is needed
- Vinyl Plank Wood Style Flooring in all living areas and bath areas (might consider ceramic in bathrooms); 1st floor 100% Vinyl on first floor units.
- Carpet in bedrooms and closets.
- Island Kitchens
- Cabinet to have combination of knobs and pulls with look TBD by interior design
- Pendant Lighting
- Quartz or equivalent counters in kitchens (3 CM) and baths (2 CM)
- Ceramic or glass tile backsplash in kitchen

- Rectangular & extra deep, single and under-mount stainless steel sink in kitchens
- Upgraded bathroom lighting and framed mirrors
- Ceramic or Tile surrounds in shower and tub areas to ceiling or 8' minimum where ceilings are over 9'.
- Wood style floors in bathrooms unless budget allows ceramic tile
- 2" faux wood blinds or mesh shades
- Three or Five Panel Doors
- Energy efficient ceiling fans with LED or CFL lights in all bedrooms and living room
- Built-in shelving system in closets, NO WIRE MESH
- Some shower only units with semi-frameless shower doors
- USB/Electrical outlets in mudroom area, kitchen and by night stand outlets in bedrooms
- Nest or similar programmable Thermostats
- In select units – Pottery Barn Concept Entry (Mud Room Concept)