



Interior Finishes Specification Sheet

Date: February 24, 2026 **Project Type:** New Residential Construction

General Interior





- **Design Style:** Modern / Contemporary
- **Floor Plan:** Open-concept main living and kitchen area
- **Flooring:** Large-format polished porcelain or ceramic tile (appears to be 24"x48" or larger), white with grey marble-style veining (Statuario/Carrara look). Continuous installation throughout the main areas.
- **Wall Finish:** Smooth finish drywall, painted solid white.
- **Millwork/Trim:** Modern flat-stock baseboards (approximately 5" to 7"). No crown molding to maintain a contemporary aesthetic.
- **Ceilings:** High ceilings (estimated 10'+) with a recessed tray ceiling detail in the primary living space. Smooth finish.
- **HVAC:** Modern black linear slot diffusers integrated into the ceiling for supply air.

Entryway

- **Front Doors:** Double entry doors, contemporary design. Black framing with asymmetrical, geometric mullions and frosted/obscure glass panels for privacy.
- **Door Hardware:** Modern, minimal black entry handleset.
- **Transom:** Decorative glass/metal transom window above the entry doors.

Kitchen



- **Cabinetry Style:** Euro-style, frameless flat-panel doors with a handleless/channel-pull design.
- **Cabinetry Finish:** Two-tone design. High-gloss wood-grain finish (walnut/teak tones) on base cabinets and lower uppers; high-gloss solid white on the uppermost cabinets extending to the ceiling.
- **Countertops:** Dark stone (appears to be black quartz or granite with subtle particulate/sparkle).
- **Island:** Large central island featuring a full waterfall edge on both sides using the dark countertop material. Counter-height seating overhang.
- **Backsplash:** Full-height slab backsplash matching the dark countertop stone.
- **Sink:** Undermount single-basin sink located in the island.
- **Plumbing Fixtures:** Modern matte black, high-arc pull-down kitchen faucet.
- **Appliances:** * Stainless steel French door or side-by-side refrigerator with exterior ice/water dispenser.
 - Built-in stainless steel wall oven or microwave unit.
 - Black glass flat-top electric or induction cooktop.

Lighting & Electrical

- **General Lighting:** Flush-mount LED recessed can lighting distributed throughout the ceiling and tray details.
- **Kitchen Island Lighting:** Four contemporary, minimalist twisting LED pendant lights suspended over the island.
- **Ceiling Fan:** Large modern multi-blade ceiling fan in a matte black finish, centrally mounted in the living room tray ceiling.
- **Switches/Outlets:** Standard white switches and receptacles, including outlets integrated into the island base.



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Bathroom & Utility Specification Sheet

Primary Bathroom



- **Vanity:** Modern floating (wall-mounted) double vanity.
 - *Finish:* High-gloss white flat-panel drawer fronts with minimalist edge pulls.
 - *Countertop:* Black quartz or polished granite with subtle sparkle (matches kitchen specification).
 - *Sinks:* Dual white rectangular undermount porcelain lavatories.
- **Faucets:** Single-hole, matte black architectural faucets with flat spout design.
- **Mirrors:** Dual vertical rectangular mirrors with thin matte black metal frames.
- **Shower Design:** Expansive walk-in wet room style with floor-to-ceiling glass partition.



- *Wall Tile:* Large-format (possibly slab size) high-gloss black porcelain with dramatic white lightning veining (Nero Marquina style). Installed vertically floor-to-ceiling.
 - *Shower Floor:* Small-scale geometric/hexagonal mosaic tile in a grey and white mix for slip resistance.
 - *Enclosure:* Fixed frameless glass panel with matte black support channels and header bar.
 - *Fixtures:* Matte black rain shower head (ceiling or high-wall mount) and separate handheld wand on a slide bar.
- **Flooring:** Continues the main house flooring: Large-format polished white porcelain with grey veining.
- **Natural Light:** High clerestory window inside the shower enclosure for privacy and light.

Garage & Utility



- **Flooring:** Professional epoxy floor system with full-coverage decorative flake finish (grey/black/white blend). Durable and oil-resistant.
- **Garage Door System:**
 - *Door:* Wind-load rated sectional garage door (indicated by horizontal reinforcement struts), white interior finish.
 - *Opener:* Wall-mounted Jackshaft garage door opener (side-mount). This premium option frees up overhead ceiling space compared to standard trolley rail openers.
- **Utility/Mechanical:**
 - *Water Heater:* Electric tank water heater (standard residential capacity, likely 50-gallon).

- *HVAC*: Low-profile ducted air handler unit suspended from the garage ceiling (likely servicing a specific zone or the main living area to save interior closet space).
- **Electrical**: Surface-mounted 200-amp (estimated) main breaker panel.
- **Pedestrian Doors**:
 - *Exterior Side Door*: Full-lite glass door with heavy-duty black aluminum frame (likely impact-rated/frosted).
 - *Interior Door*: Solid core flat-panel door with modern matte black lever handle.

Exterior & Pool Specification Sheet

Pool & Decking



- **Pool Type**: In-ground concrete/gunite.
- **Shape/Design**: Modern rectangular/geometric.
- **Entry Features**: Full-width tanning ledge (sun shelf) with integrated steps at the shallow end.
- **Interior Finish**: Light blue traditional marcite or exposed aggregate finish (e.g., PebbleTec).
- **Decking & Coping**: Concrete pavers in a multi-size ashlar pattern. Color profile is a grey/charcoal blend. Bullnose or standard paver edge used for the coping.
- **Enclosure**: Open-air (no screen cage installed).

Covered Lanai / Outdoor Living

- **Flooring**: Continuous grey concrete pavers matching the exterior pool deck.

- **Ceiling:** Smooth stucco finish with flush-mount recessed LED lighting.
- **Ceiling Fan:** Modern multi-blade outdoor-rated fan in a matte black finish.
- **Access Doors:** Large-format, multi-panel sliding glass doors with heavy-duty black aluminum frames.

Outdoor Kitchen (Summer Kitchen)



- **Cabinetry/Base Finish:** Custom vertical wood-slat (tambour) cladding in a warm teak or walnut tone.
- **Countertop:** Dark polished stone (appears to be black granite or quartz, matching the interior kitchen specifications) with a low-profile matching backsplash.
- **Plumbing Fixtures:** Undermount stainless steel bar sink with a modern matte black gooseneck faucet.
- **Built-in Components:** * Stainless steel single access door.
 - Stainless steel triple-drawer stack.
 - Stainless steel double access doors.
 - Finished under-counter void, pre-wired/plumbed for an outdoor beverage center or mini-fridge.
- **Architectural Detail:** Large rectangular architectural cutout/wind-screen above the counter area to allow airflow and natural light.

