



Pleasant Corners
B R O O K F I E L D

Standard Inclusions

Rev. 01/27/2025

Site

- Exclusive community of 14 luxury condominiums
- Five-acre site with private green space
- Located in the historic Brookfield Village area
- Highest walkability index in the City of Brookfield

Exterior

- Architectural blend of materials including durable pre-finished LP SmartSide siding and natural stone
- Exterior light fixture by sliding door on deck, garage, and patio (*on full exposure units*)
- Private entry with Western 6-lite fiberglass door with 3-lite sidelite panel
- Larson Lifestyle Fullview storm door with Screenaway retractable screen
- Landscaped yard with trees, bushes, and perennials
- CertainTeed black asphalt dimensional shingles
- Concrete sidewalks and patios (*on full exposure units*)
- Asphalt driveways
- Azek TimberTech deck material with Harmony white railing system
- Newl posts, handrails and balisters
- Private 2-car attached garage with insulated long panel steel carriage garage door with glass transoms
- Windows in white with Low-E glass
- Frost-free hose bib

Structural

- 9' standard poured concrete foundations
- All units are lookout or walkout exposures
- 2" x 6" exterior walls
- Den and sunroom in all units
- Energy efficient insulation package
- TJI silent floor system
- Finished drywall garage

Interior

- Spacious 10' and 9' ceilings
- High quality LVP/LVT flooring with carpet in the den and main bedrooms
- Heatilator direct vent gas fireplace with blower and tiled accent wall to whitebox mantel
- Kohler plumbing fixtures in vibrant stainless/brushed nickel
- Kohler comfort height, elongated, 2-piece water toilets
- Large laundry area with cabinetry, overmount utility sink and quartz countertop
- Bedroom and coat closets equipped with shelving and poles
- Shaker style, 2-panel, white solid core doors with Schlage brushed nickel hardware
- 5 ½" base trim and 3 ¼" casing in pure white throughout

Kitchen

- Countryside natural wood or painted cabinets with soft close drawers
- Oversized island with double-sided cabinetry
- Bosch stainless steel built-in dishwasher
- Built-in stainless steel microwave over range
- Upper cabinets with staggered heights and crown molding
- Quartz countertops
- Shelving in pantry
- InSinkErator disposal in single drain
- Kohler McAllister undermount stainless steel evenly split sink
- Kohler Medley pull-out single-handle faucet in vibrant stainless kitchen

Mechanicals

- Lennox 96% high efficiency gas furnace
- Lennox 14 SEER 1 ½ ton central air conditioner
- Programmable digital thermostat
- Dual zone heating and cooling systems
- Bradford 50-gallon gas power vent hot water heater
- Fire sprinkling system, carbon monoxide and smoke detectors in all units
- 200 Amp service
- Sump pump

Main Bedroom

- 10' ceiling height
- Double Kohler Caxton oval undermount sinks in white
- Kohler Medley single handle sink faucets and shower trim kit in vibrant brushed nickel
- Diamond brand 1-piece white shower with double seats and two corner shelves
- Countryside natural wood or painted cabinet options with soft close doors and drawers
- Quartz countertops
- Towel bars and tissue holder in brushed nickel

Second Bath

- Kohler Caxton oval undermount sink in white
- Kohler Medley single handle faucet and bath and shower faucet trim set in vibrant brushed nickel
- Diamond brand 1 piece white tub/shower
- Countryside natural wood or painted cabinet options with soft close doors and drawers
- Quartz countertop
- Towel bars and tissue holder in brushed nickel

Optional Finished Lower Level *(fees apply)*

- Includes rec room, 3rd bedroom, and 2nd full bathroom
- In bedroom with ingress/egress windows
- Sliding door to concrete patio *(on full exposure units)*
- High quality LVP/LVT flooring throughout
- Carpeted stairs to lower level

Lower Level Bathroom

- Kohler Caxton oval undermount sink in white
- Kohler Medley single handle faucet and bath and shower faucet trim set in vibrant brushed nickel
- Diamond brand 1 piece white tub/shower
- Countryside natural wood or painted cabinet options with soft close doors and drawers
- Quartz countertop
- Towel bars and tissue holder in brushed nickel

Warranties

- 1 year builder's limited warranty on home construction
- Manufacturer warranties as available

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