

UPPER  
WEST  
SIDE 2

CONDOS AT  
OAKVILLAGE

Upper West Side Condos 2  
3220 William Coltson Ave  
Unit 808 Conrad 549 SQ.FT.



[Branthaven.com](http://Branthaven.com)

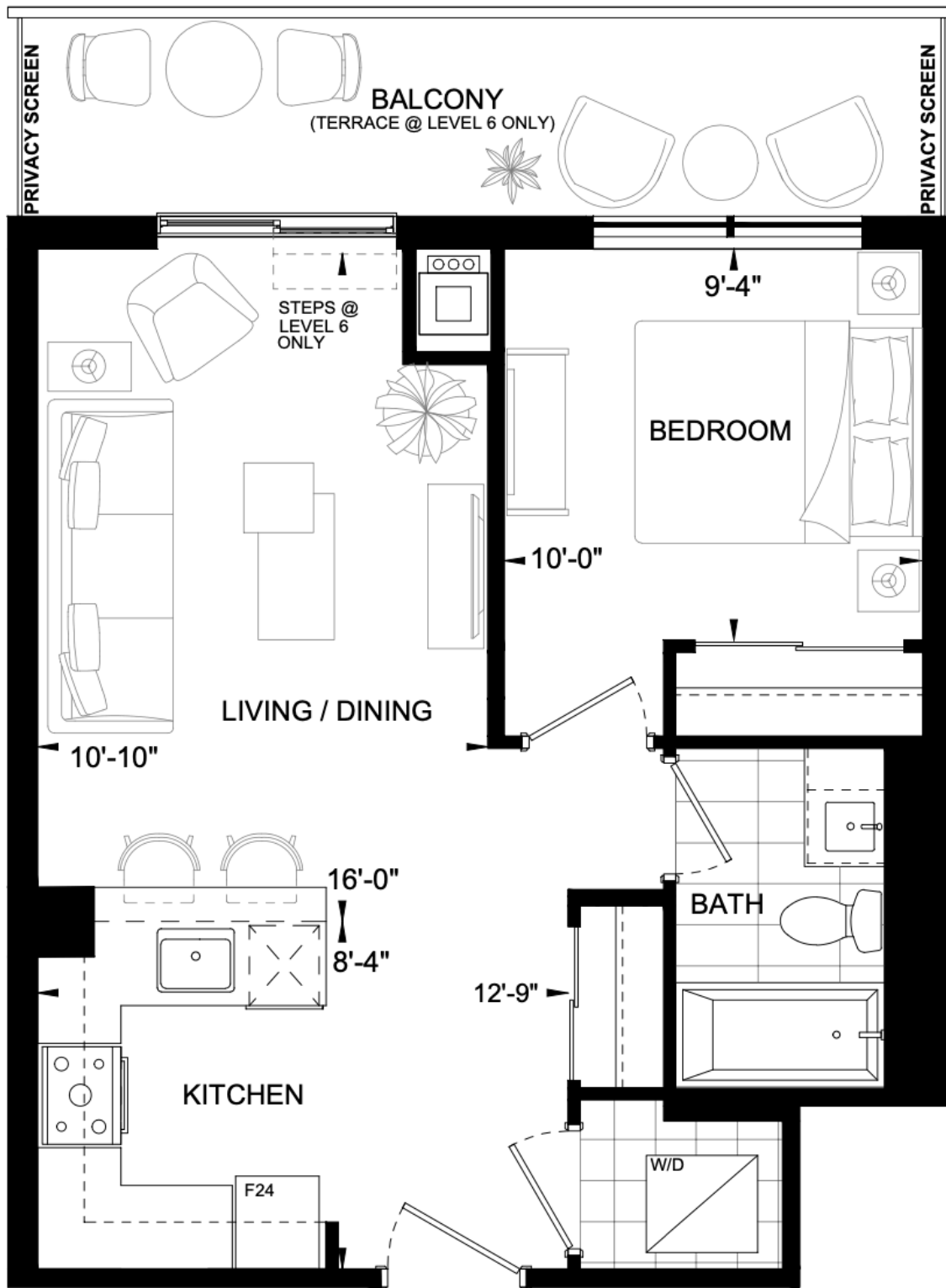
BRANTHAVEN

Prices, promotions, deposits, sizes, materials and all specifications are subject to change without notice. Renderings show conceptual artistic representation of a decorated Devon Model. Interior finishes do not apply. Furniture, appliances, decor, accessories, millwork and lighting is shown for demonstration purposes only and not included. Homes come as is. See sales agent for details. E.&O.E.

UPPER  
WEST  
SIDE 2

CONDOS AT  
OAKVILLAGE

Upper West Side Condos 2  
3220 William Coltson Ave  
Unit 808 Conrad 549 SQ.FT.



Upper West Side Condos 2  
3220 William Coltson Ave  
Unit 808 Conrad 549 SQ.FT.**General Upgrades**

Smooth Ceilings ILO Textured (whole house)

TV-Ready Package (conduit for HDMI cable, added receptacle on existing circuit, metal backing) - TV bracket and TV install not included. Per detail sketch. Included receptacle located near bottom of conduit. Master Bedroom and Living Room

Upgrade Light Fixture Package ILO Std (Kuzco Dalton FM7916 flush mount ILO std)

Engineered Hardwood Level 2 ILO Standard Laminate, Cobalt Brushed Oak 3/8 x 5 31415, Kentwood Edge

Upgrade Door Hardware to Halifax Black ILO Standard

Blinds for Windows

Interior Doors Level 3 ILO Standard, Logan

Automatic Washing Machine Water Shut Off Valve

**Kitchen Upgrades**

Kitchen Appliance Package 2. Fisher & Paykel RF135BDRUX4 N Freestanding Fridge w/ice & water dispenser, Whirlpool YWEE510SOLS smooth top slide-in range, Whirlpool WDT750SAHZ 24" stainless steel tub dishwasher. Includes cabinetry changes for slide-in range and rough-in and connection of fridge water line.

Microwave Over Range Level 1, Stainless Steel: Whirlpool YWMH31017FS 30" 1.7 cu ft over-the-range microwave, includes cabinetry adjustments and electrical receptacle.

Valance Moulding Square Recessed with Rough-In and Finish LED Strip Valance Lighting Below Upper Cabinets, including switch.

Built Out Fridge Cabinet 25-3/4 Deep w/2 Gable Ends

Backsplash Tile installation in Brick Pattern

Pot Light Kitchen Bulkhead Package (3 LED potlights in kitchen bulkhead), on separate switch

**Main Bath Upgrades**

5' Acrylic Shower Base ILO Std Tub (includes additional included wall tile and semi-frameless glass sliding shower doors)

Frameless Shower Style 5, Upgrade ILO Std - 8'0" ceiling, with chrome pull handle

Add Vanity Back and Side Splash 3" High

Moen Align Posi Temp with 3 Function Diverter Valve, Slide Bar w/Hand Held & Showerhead ILO Std - Chrome

T2192EP/3372/T4191/62320/3887EP/A725

Cabinet Hardware Level 2 ILO Standard

Moen Align Grab Bar 36" Long - Chrome YG0436

Upgrade Floor Tile ILO Standard, Centura Subway - Clay Natural 12x24 36SW3NR

