



AMENITIES

IVY QUAD (SITE)

- Surrounded on 3 sides by University of Notre Dame owned real estate
- University owned woods to the north, campus to west, parking to the south
- Low maintenance fee, includes roof & pavement replacement, includes building insurance etc..
- 2.57 acre infill development located in St. Joseph County, city water & sewer
- 900' of 7' diameter corrugated perforated steel tubing below parking surface instead of retention pond
- 70' x 180' quad in the center of the complex
- 4 buildings open onto the quad
- 3 buildings face University from Twyckenham
- 10 buildings total

IVY QUAD (BUILDINGS)

- 13,200 - 17,600 square feet each (6 unit - 8 unit)
- Belden jumbo brick, Indiana limestone, traditional siding exterior
- Anderson wood doors Low-E and Argon filled & Anderson Silver line windows Low-E and Argon gas filled
- Honeywell controls on the heating system
- Fresh air exchangers
- High efficiency furnaces
- Digital stats
- Spray foam insulation on walls to stop air infiltration in addition to R-19 fiberglass bat insulation (R22 exterior wall insulation w/ minimal air infiltration). Blower test to confirm low air infiltration.
- National Gypsum "Luxury" sound rating using Denz Glass, quiet rock, resilient channel, Gyp-Crete
- Resilient Channel: The resilient channels act as shock absorbers, greatly reducing vibrations coming from Gyp-Crete: A 1" gypsum based floor similar to concrete poured over a sound mat, creating an excellent sound and fire barrier between condos.
- Fiberglass easy clean shower and tub enclosures with option glass door

IVY QUAD (BUILDINGS) *continued...*

- R30 blown in cellulose attic insulation
- Insulated overhead garage doors with helpers
- Fire sprinkler system, 1 hour fire walls
- 40 Year shingles - Owens Corning driftwood
- Schlage interior and exterior doors locks
- Prewired for A/V
- Granite counter tops (kitchen, bathrooms) standard
- Energy Star lighting package
- Clean Air Standard (Energy Star)
- Radon protection system
- Green flooring
- Engineered for earthquakes
- Hurricane clips on every floor

Kells - Flat

- Fireplace (upgrade)
- private elevator (upgrade)
- Gas grill on deck, wine chiller, ice maker (upgrade)
- Juliet balcony with 9' wide windows and Anderson wood sliding door (select units)
- 8' - 12' granite island counter tops
- Under cabinet lighting (upgrade)
- 10' smooth finish level 5 ceilings
- Open staircase
- Metal balusters with wood handrail
- Storage closet / pantry
- Full sized front load washer dryer
- Plumbed for water to the refrigerator door
- Tall tub dishwasher
- Micro hoods vented to exterior
- Under cabinet lighting (upgrade)

