



YOUR NEW HOME AWAITS

154-170 West Berks Street
Philadelphia, PA 19122

1836-1842 N. Mascher Street &
1837-1843 N. Hancock Street
Philadelphia, PA 19122

1836-1843 Jade Way
Philadelphia, PA 19122



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BROKERAGE ADDRESS

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designblendz

SITE PLAN



154-170 W. BERKS ST. (BUILDING A)



154-170 W. BERKS ST. (BUILDING A)



154-170 W. BERKS ST. (BUILDING A)



154-170 W. BERKS ST. (BUILDING A)



154-170 W. BERKS ST. (BUILDING A)



154-170 W. BERKS ST. (BUILDING A)



FLOOR PLANS | **FIRST LEVEL** (154-170 W. BERKS; BUILDING A)



FLOOR PLANS | **SECOND LEVEL** (154-170 W. BERKS; BUILDING A)



FLOOR PLANS | **THIRD LEVEL** (154-170 W. BERKS; BUILDING A)



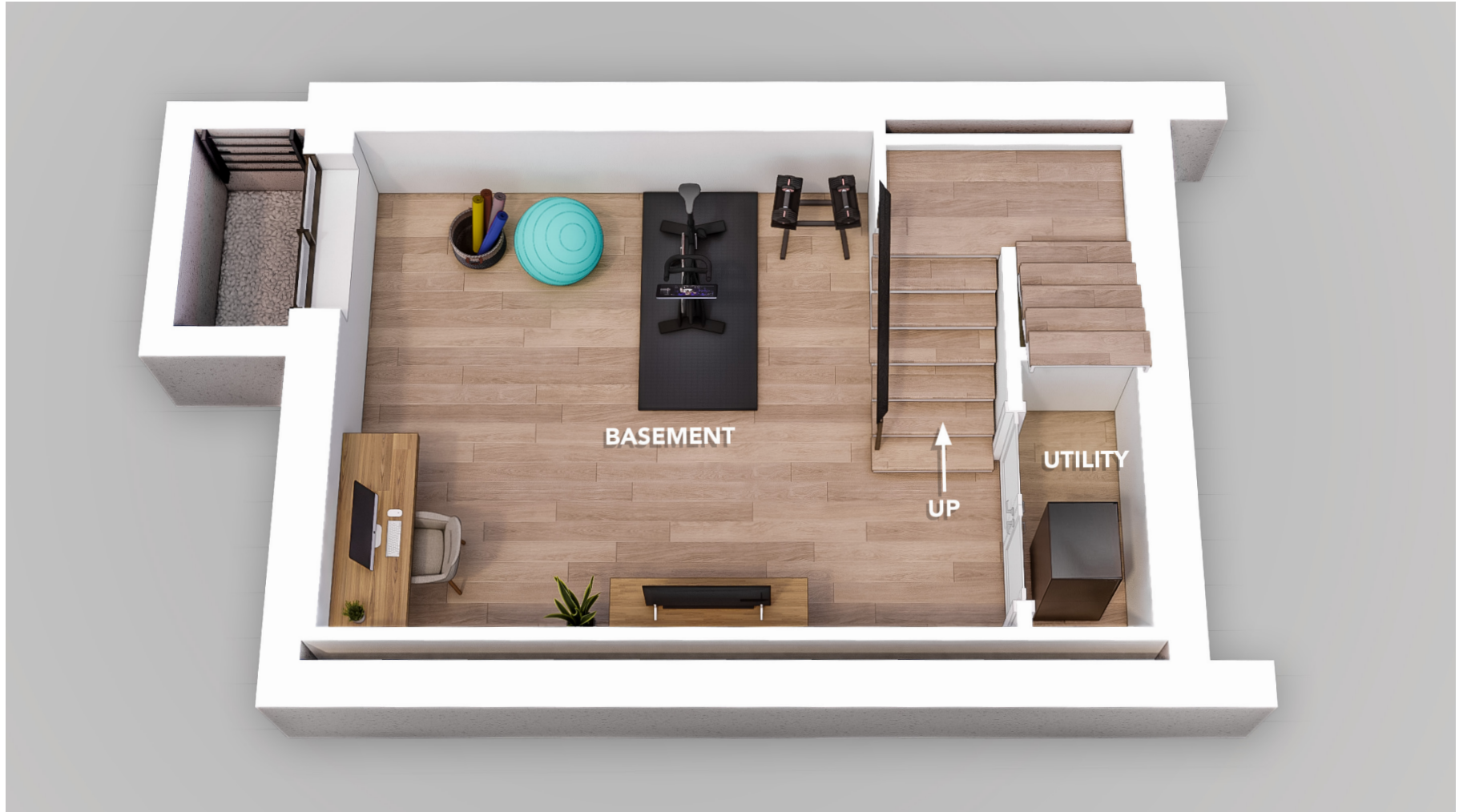
FLOOR PLANS | **FOURTH LEVEL** (154-170 W. BERKS; BUILDING A)



FLOOR PLANS | **ROOF DECK** (154-170 W. BERKS; BUILDING A)



FLOOR PLANS | **BASEMENT** (154-170 W. BERKS; BUILDING A)



SPECS | 154-170 W. BERKS ST. (BUILDING A)

General

- 23 townhomes
- 3 bedrooms
- 2 full / 2 half bathrooms
- 1 car parking garage
- Approx. 2,800 sf under Roof
(Including garage & finished basement)
- Gated community with lavish gardens
- 10 yr tax abatement pending
- Energy efficient HVAC system
- Security alarm with 2 keypads
- Laundry room with washer/dryer
- Water tight 8' high concrete walls in basement
- Brick, metal and vinyl siding facade

Insulation

- All insulation to be installed per code

Foundation

- Concrete foundations, cast-in-place basement walls & basement slab
- Footings and foundation walls built with reinforced bars (REBAR)
- Continuous vapor barrier under basement slab
- Waterproof coating applied to foundation walls
- Sump pump & pit in basement with french drain around perimeter of basement

Exterior Finishing

- Flashings & caulking as necessary to provide water-tight system
- Brick, metal and vinyl siding facade
- All exterior wall surfaces shall receive "Home Wrap"
- Enclosed meter alcove

HVAC

- 2-single zone gas HVAC systems
- Duct-work and exterior venting for bathroom exhaust fans
- Duct-work & exterior venting for dryer venting provided
- Honeywell thermostats

Electrical

- 200 amp electrical service
- Outlets and switches per code
- Recessed lighting throughout
- Smoke detectors & carbon monoxide detectors hard-wired per code
- Dacor type receptacles and switches including under-cabinet, low voltage lighting in kitchen
- Exhaust fans in each bathroom
- Lighting package provided on roof & exterior
- Most closets lighted

SPECS | 154-170 W. BERKS ST. (BUILDING A)

Rough Carpentry

- Joists for floor framing and roof framing as per structural drawings
- Advantec sub-flooring (or similar) 3/4" tongue and groove glued to floor
- OSB sheathing on exterior walls as per approved drawings by L&I Dept. of City of Philadelphia
- Demising partitions shall be 2" x 6" wood studs, 16" on center with 5/8" OSB sheathing
- 5/8" drywall on the interior, or as specified on approved drawings by L&I Dept. of City of Philadelphia
- Front and rear exterior partition walls shall be 2"x 6" wood studs, 16" on center, or as specified on approved drawings by L&I Dept. of City of Philadelphia
- Interior partition walls shall be 2" x 4" wood studs, 16" on center, or as specified on approved drawings by L&I Dept. of City of Philadelphia

Finish Carpentry

- 3-1/2" sanitary style wood Baseboards
- 2-1/2" sanitary style wood doors
- Fully enclosed stairs, hardwood treads and risers (where applicable)
- Solid core double panel wood interior doors
- Modern style, brushed nickel or black lever handles and locksets

Drywall & Paint

- 5/8" gypsum wallboard on all locations
- All drywall, trim, baseboard, casing to be painted with low VOC paint
- All white paint throughout

Windows

- Pella 250 Series vinyl

Plumbing

- Electric hot water heater
- Electric dryer and gas range/oven
- Public water/sewer services
- Drain, waste and vent piping
- Sump pump
- Garbage disposal on all kitchen sinks
- PVC interior waste lines / PVC underground waste lines
- PEX water system
- French drain in basement
- Exterior hose bib

Roofing

- Green roof
- Aluminum flashings, roof edging, gutters and downspouts (as required)
- Roof deck (fiberglass)

SPECS | BASEMENT & FIRST FLOOR (154-170 W. BERKS; BUILDING A)

BASEMENT

Main Room

- Vinyl flooring
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Solid core 2-panel door

Mechanical Closet

- Light fixture

FIRST FLOOR

Garage

- Trash can storage space
- 1 car garage
- Concrete floor
- Recessed lighting
- Fire rated door to the house
- Overhead garage door with remote operator

Den

- Vinyl flooring
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Ceiling fan junction box
- Closet with shelf and hanging bar

Powder Room

- Vinyl flooring
- Vanity
- Ceiling exhaust fan
- Recessed lighting

SPECS | SECOND & THIRD FLOOR (154-170 W. BERKS; BUILDING A)

SECOND FLOOR

Kitchen

- Manufactured quartz counters w/ island
- Stainless steel appliances
- 1/2 HP garbage disposal
- Recessed lighting
- Wood baseboard moulding
- Under cabinet lighting
- Vinyl flooring
- Kitchen cabinets w/ 36" high wall cabinets
- Tile backsplash
- Microwave above range

Living/Dining Room

- Vinyl flooring
- Phone, cable and internet ready (with Cat-5 wiring)
- Wood baseboard moulding
- Recessed lighting
- Closet with shelf
- Powder room w/ vinyl flooring and vanity

THIRD FLOOR

Bedroom #1

- Vinyl flooring
- Closet with shelf and hanging bar
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Ceiling fan junction box
- Solid core 2-panel door

Bedroom #2

- Vinyl flooring
- Walk-in closet with shelf and hanging bar
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Ceiling fan junction box
- Solid core 2-panel door

Bathroom

- Vanity
- Tiled floors and baseboard
- Tile on tub walls
- Mirror over vanity
- Ceiling exhaust fan
- Recessed lighting

Laundry Room

- Full sized washer/ dryer units - front loading (or equivalent)
- Vinyl flooring
- Recessed lighting

Mechanical Closet

- Vinyl flooring

SPECS | **FOURTH FLOOR & ROOF** (154-170 W. BERKS; BUILDING A)

Master Bedroom

- Walk-in closet with white laminate shelving and lighting
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Ceiling fan junction box
- Solid core 2-panel door

Master Bathroom

- Vinyl Flooring
- Private toilet room with solid core 2-panel door
- Double vanity
- Tiled floors and baseboard
- Tile in shower
- Frameless glass enclosure
- Mirror over vanity
- Ceiling exhaust fan
- Recessed lighting

Dry Bar

- Wine fridge not included
- Linen closet

Roof Deck

- Green roof
- Hose bib (frost free)
- Surface mount light fixtures
- Fiberglass decking

1836-1842 N. MASCHER & 1837-1843 N. HANCOCK (BUILDING B)



1836-1842 N. MASCHER & 1837-1843 N. HANCOCK (BUILDING B)



1836-1842 N. MASCHER & 1837-1843 N. HANCOCK (BUILDING B)



FLOOR PLANS | FIRST LEVEL

(1836-1842 N. MASCHER & 1837-1843 N. HANCOCK; BUILDING B)



FLOOR PLANS | SECOND LEVEL

(1836-1842 N. MASCHER & 1837-1843 N. HANCOCK; BUILDING B)



FLOOR PLANS | THIRD LEVEL

(1836-1842 N. MASCHER & 1837-1843 N. HANCOCK; BUILDING B)



FLOOR PLANS | **FOURTH LEVEL**

(1836-1842 N. MASCHER & 1837-1843 N. HANCOCK; BUILDING B)



FLOOR PLANS | ROOF DECK

(1836-1842 N. MASCHER & 1837-1843 N. HANCOCK; BUILDING B)



FLOOR PLANS | BASEMENT

(1836-1842 N. MASCHER & 1837-1843 N. HANCOCK; BUILDING B)



SPECS | 1836-1842 N. MASCHER & 1837-1843 N. HANCOCK (BUILDING B)

General

- 23 townhomes
- 3 bedrooms
- 2½ bathrooms
- 1 car parking garage
- Approx. 2,800 sf under Roof
(Including garage & finished basement)
- Gated community with lavish gardens
- 10 yr tax abatement pending
- Energy efficient HVAC system
- Security alarm with 2 keypads
- Laundry room with washer/dryer
- Water tight 8' high concrete walls in basement
- Brick, metal and vinyl siding facade

Insulation

- All insulation to be installed per code

Foundation

- Concrete foundations, cast-in-place basement walls & basement slab
- Footings and foundation walls built with reinforced bars (REBAR)
- Continuous vapor barrier under basement slab
- Waterproof coating applied to foundation walls
- Sump pump & pit in basement with french drain around perimeter of basement

Exterior Finishing

- Flashings & caulking as necessary to provide water-tight system
- Brick, metal and vinyl siding facade
- All exterior wall surfaces shall receive "Home Wrap"

HVAC

- 2-single zone gas HVAC systems
- Duct-work and exterior venting for bathroom exhaust fans
- Duct-work & exterior venting for dryer venting provided
- Honeywell thermostats

Electrical

- 200 amp electrical service
- Outlets and switches per code
- Recessed lighting throughout
- Smoke detectors & carbon monoxide detectors hard-wired per code
- Dacor type receptacles and switches including under-cabinet, low voltage lighting in kitchen
- Exhaust fans in each bathroom
- Lighting package provided on roof & exterior
- Most closets lighted

SPECS | 1836-1842 N. MASCHER & 1837-1843 N. HANCOCK (BUILDING B)

Rough Carpentry

- Joists for floor framing and roof framing as per structural drawings
- Advantec sub-flooring (or similar) 3/4" tongue and groove glued to floor
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Finish Carpentry

- 3-1/2" sanitary style wood Baseboards
- 2-1/2" sanitary style wood doors
- Fully enclosed stairs, hardwood treads and risers (where applicable)
- Solid core double panel wood interior doors
- Modern style, brushed nickel or black lever handles and locksets

Drywall & Paint

- 5/8" gypsum wallboard on all locations
- All drywall, trim, baseboard, casing to be painted with low VOC paint
- All white paint throughout

Windows

- Pella 250 Series vinyl

Plumbing

- Electric hot water heater
- Electric dryer and gas range/oven
- Public water/sewer services
- Drain, waste and vent piping
- Sump pump
- Garbage disposal on all kitchen sinks
- PVC interior waste lines / PVC underground waste lines
- PEX water system
- French drain in basement
- Exterior hose bib

Roofing

- Green roof
- Aluminum flashings, roof edging, gutters and downspouts (as required)
- Roof deck (fiberglass)

SPECS | BASEMENT & FIRST FLOOR

(1836-1842 N. MASCHER & 1837-1843 N. HANCOCK; BUILDING B)

BASEMENT

Guest Room/Den

- Vinyl flooring
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Solid core 2-panel door

Mechanical Closet

- Vinyl flooring
- Recessed lighting

FIRST FLOOR

Living Room

- Vinyl flooring
- Phone, cable and internet ready (with Cat-5 wiring)
- Wood baseboard moulding
- Recessed lighting
- Closet with shelf

Garage

- Trash can storage space
- 1 car garage
- Concrete floor
- Recessed lighting
- Fire rated door to the house
- Overhead garage door with remote operator

Entry Hall

- Tiled floors and wood baseboard
- Recessed lighting

SPECS | SECOND & THIRD FLOOR

(1836-1842 N. MASCHER & 1837-1843 N. HANCOCK; BUILDING B)

SECOND FLOOR

Kitchen

- Manufactured quartz counters w/ island
- Stainless steel appliances
- 1/2 HP garbage disposal
- Recessed lighting
- Wood baseboard moulding
- Under cabinet lighting
- Vinyl flooring
- Kitchen cabinets w/ 36" high wall cabinets
- Tile backsplash
- Microwave above range

Dining Room

- Vinyl flooring
- Wood baseboard moulding
- Recessed lighting
- Open to below

Powder Room

- Vanity
- Vinyl flooring
- Ceiling exhaust fan
- Recessed lighting

THIRD FLOOR

Bedroom #1

- Vinyl flooring
- Closet with shelf and hanging bar
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Ceiling fan junction box
- Solid core 2-panel door

Bedroom #2

- Vinyl flooring
- Closet with shelf and hanging bar
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Ceiling fan junction box
- Solid core 2-panel door

Bathroom

- Vanity
- Tiled floors and baseboard
- Tile on tub walls
- Mirror over vanity
- Ceiling exhaust fan
- Recessed lighting

Laundry Room

- Full sized washer/dryer units - front loading (or equivalent)
- Vinyl flooring
- Recessed lighting

Mechanical Closet

- Vinyl flooring
- Recessed lighting

SPECS | **FOURTH FLOOR & ROOF**

(1836-1842 N. MASCHER & 1837-1843 N. HANCOCK; BUILDING B)

Master Bedroom

- Vinyl flooring
- Walk-in closet with white laminate shelving and lighting
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Ceiling fan junction box
- Solid core 2-panel door

Master Bathroom

- Private toilet room with solid core 2-panel door
- Double vanity
- Tiled floors and baseboard
- Tile in shower
- Frameless glass enclosure
- Mirror over vanity
- Ceiling exhaust fan
- Recessed lighting

Dry Bar

- Wine fridge not included
- Base cabinets

Roof Deck

- Green roof
- Hose bib (frost free)
- Surface mount light fixtures
- Fiberglass decking

1836-1843 JADE WAY (BUILDING C)



1836-1843 JADE WAY (BUILDING C)



1836-1843 JADE WAY (BUILDING C)



FLOOR PLANS | **FIRST LEVEL** (1836-1843 JADE WAY; BUILDING C)



FLOOR PLANS | **SECOND LEVEL** (1836-1843 JADE WAY; BUILDING C)



FLOOR PLANS | **THIRD LEVEL** (1836-1843 JADE WAY; BUILDING C)



FLOOR PLANS | **ROOF DECK** (1836-1843 JADE WAY; BUILDING C)



FLOOR PLANS | BASEMENT (1836-1843 JADE WAY; BUILDING C)



SPECS | 1836-1843 JADE WAY (BUILDING C)

General

- 23 townhomes
- 3 bedrooms
- 3½ bathrooms
- 1 car parking garage
- Approx. 2,450 sf under Roof
(Including garage & finished basement)
- Gated community with lavish gardens
- 10 yr tax abatement pending
- Energy efficient HVAC system
- Security alarm with 2 keypads
- Laundry room with washer/dryer
- Water tight 8' high concrete walls in basement
- Brick, metal and vinyl siding facade

Insulation

- All insulation to be installed per code

Foundation

- Concrete foundations, cast-in-place basement walls & basement slab
- Footings and foundation walls built with reinforced bars (REBAR)
- Continuous vapor barrier under basement slab
- Waterproof coating applied to foundation walls
- Sump pump & pit in basement with french drain around perimeter of basement

Exterior Finishing

- Flashings & caulking as necessary to provide water-tight system
- Brick, metal and vinyl siding facade
- All exterior wall surfaces shall receive "Home Wrap"
- Enclosed meter alcove
- Balconies at main living area & master bedroom

HVAC

- 2-single zone gas HVAC systems
- Duct-work and exterior venting for bathroom exhaust fans
- Duct-work & exterior venting for dryer venting provided
- Honeywell thermostats

Electrical

- 200 amp electrical service
- Outlets and switches per code
- Recessed lighting throughout
- Smoke detectors & carbon monoxide detectors hard-wired per code
- Dacor type receptacles and switches including under-cabinet, low voltage lighting in kitchen
- Exhaust fans in each bathroom
- Lighting package provided on roof & exterior
- Most closets lighted

SPECS | 1836-1843 JADE WAY (BUILDING C)

Rough Carpentry

- Joists for floor framing and roof framing as per structural drawings
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Finish Carpentry

- 3-1/2" sanitary style wood Baseboards
- 2-1/2" sanitary style wood doors
- Fully enclosed stairs, hardwood treads and risers (where applicable)
- Solid core double panel wood interior doors
- Modern style, brushed nickel or black lever handles and locksets

Drywall & Paint

- 5/8" gypsum wallboard on all locations
- All drywall, trim, baseboard, casing to be painted with low VOC paint
- All white paint throughout

Windows

- Pella 250 Series vinyl

Plumbing

- Electric hot water heater
- Electric dryer and gas range/oven
- Public water/sewer services
- Drain, waste and vent piping
- Sump pump
- Garbage disposal on all kitchen sinks
- PVC interior waste lines / PVC underground waste lines
- PEX water system
- French drain in basement
- Exterior hose bib

Roofing

- Green roof
- Aluminum flashings, roof edging, gutters and downspouts (as required)
- Roof deck (fiberglass)

SPECS | BASEMENT & FIRST FLOOR (1836-1843 JADE WAY; BUILDING C)

BASEMENT

Den

- Vinyl flooring
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Solid core 2-panel door

Mechanical Closet

- Light fixture

FIRST FLOOR

Garage

- Trash can storage space
- 1 car garage
- Concrete floor
- Recessed lighting
- Fire rated door to the house
- Overhead garage door with remote operator

Entry Hall

- Vinyl flooring
- Closet with shelf and hanging bar
- Recessed lighting

Bedroom

- Vinyl flooring
- Closet with shelf and hanging bar
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Ceiling fan junction box

Bathroom

- Vanity
- Tiled floors and baseboard
- Shower with tile and frameless glass enclosure
- Mirror over vanity
- Ceiling exhaust fan
- Recessed lighting

SPECS | SECOND & THIRD FLOOR (1836-1843 JADE WAY; BUILDING C)

SECOND FLOOR

Kitchen

- Manufactured quartz counters w/ island
- Stainless steel appliances
- 1/2 HP garbage disposal
- Recessed lighting
- Wood baseboard moulding
- Under cabinet lighting
- Vinyl flooring
- Kitchen cabinets w/ 36" high wall cabinets
- Tile backsplash
- Microwave above range
- Pantry with shelving
- Laundry closet with full sized washer/dryer units - front loading (or equivalent)

Living/Dining Room

- Vinyl flooring
- Phone, cable and internet ready (with Cat-5 wiring)
- Wood baseboard moulding
- Recessed lighting
- Balcony
- Powder room w/ vinyl flooring and vanity

THIRD FLOOR

Master Bedroom

- Vinyl flooring
- Closet with white laminate shelving and lighting
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Ceiling fan junction box
- Solid core 2-panel door

Master Bathroom

- Vanity
- Tiled floors and baseboard
- Tile in shower with frameless glass enclosure
- Mirror over vanity
- Ceiling exhaust fan
- Recessed lighting
- Private toilet room

Bedroom #2

- Vinyl flooring
- Closet with shelf and hanging bar
- Phone, cable and internet ready (with Cat-5 wiring)
- Recessed lighting
- Ceiling fan junction box
- Solid core 2-panel door

Bathroom

- Vanity
- Tiled floors and baseboard
- Tile on tub walls
- Mirror over vanity
- Ceiling exhaust fan
- Recessed lighting

Dry Bar

- Wine fridge not included
- Base cabinets

SPECS | **ROOF** (1836-1843 JADE WAY; BUILDING C)

Roof Deck

- Green roof
- Hose bib (frost free)
- Surface mount light fixtures
- Fiberglass decking

FINISHES | KITCHEN APPLIANCES



GE Appliances

- 30" Gas Range
- No Preheat + Air Fry
- Stainless Steel



GE Appliances

- 20.6 Cu. Ft. French Door Refrigerator
- Counter-Depth
- Smudge-Proof® Stainless Steel



SHARP

- 1.2 Cu. Ft. Microwave Oven Drawer
- Stainless Steel



GE Appliances

- 24" Stainless Steel Tub Built-In Dishwasher
- DryBoost



Faber

- 30" Pyramid Wall Mount Range Hood
- 4 Speeds w/ LED Lights

FINISHES | LAUNDRY APPLIANCES



LG Appliances

- LG High Efficiency Stackable Medium (4.5-cu ft) Front-Load Washer



LG Appliances

- LG 7.4-cu ft Stackable Vented Gas Dryer

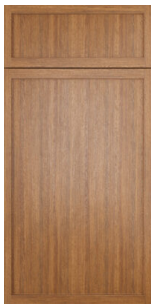
FINISHES | KITCHEN AND BATHROOM CABINETS

Forevermark Cabinetry

Petit Collection



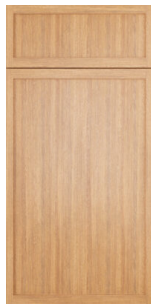
Petit Blue



Petit Brown



Petit White



Petit Sand

Shaker Collection



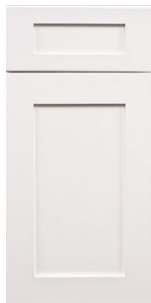
Woodland
Brown Shaker



Nova Light
Grey

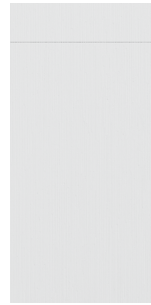


Lait Grey
Shaker



Ice White
Shaker

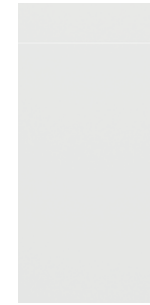
K2 Kitchen LLC



Morning
White



Glossy White



Matte White



Drift Wood



Ash Oak



English
Chestnut



Midnight
Blue



Matte Light
Grey



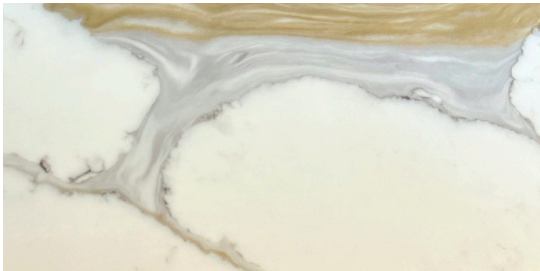
Brown Grey



Cement Grey

FINISHES | KITCHEN COUNTERTOPS

Countertops



Calacatta Iceland



Calacatta Gray



Calacatta Night



Calacatta Laguna



Calacatta Gioia



Brushed Nickel
Kitchen Door Handle



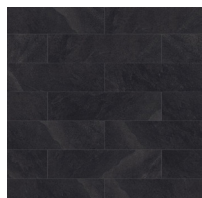
Gold Kitchen Door Handle
(\$500 upgrade)

FINISHES | **TILE SELECTION** (MASTER & SECONDARY BATH)

Ultra Slate Collection



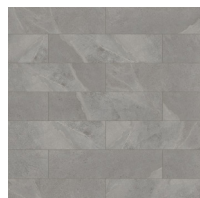
Ivory



Anthracite



Dark Grey



Mid Grey

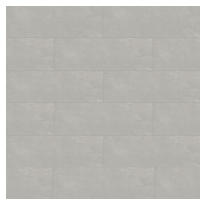
Foundation Collection



Graphite

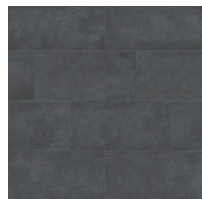


White

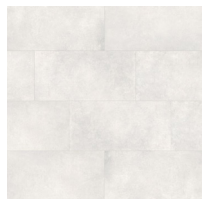


Gray

Metrocrete Collection



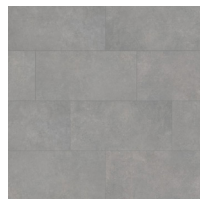
Antracite



White/Beyaz



Grey



Dark Grey

FINISHES | BATHROOM VANITIES (MASTER)

Vanity from K2 Kitchen LLC – 60 Inch

Custom vanity with your choice of finish from K2 Kitchen LLC (page 57)



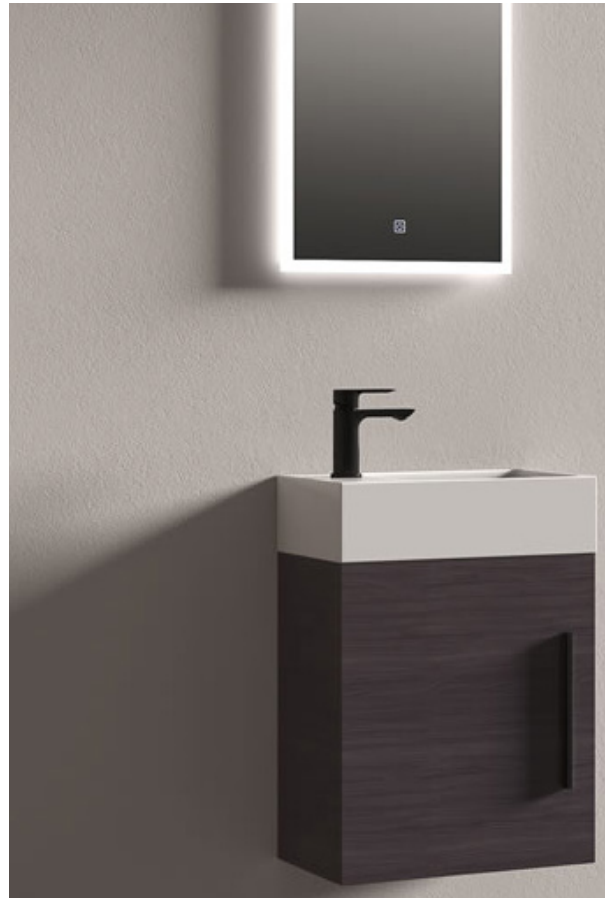
FINISHES | BATHROOM VANITIES (SECONDARY)

Custom Vanity from K2 Kitchen LLC- 36 Inch Vanity
Custom vanity with your choice of finish from K2 Kitchen LLC (page 57)



FINISHES | **POWDER ROOM VANITIES**

PASGO - 18 Inch Vanity



FINISHES | PLUMBING FIXTURES (KITCHEN & BATH)

BATH

23001QT - BATH FAUCET



Matte Black

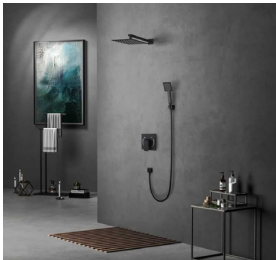


Polished Chrome



Brushed Gold
(\$750 upgrade)

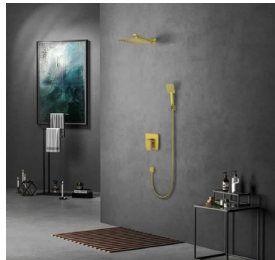
23001QT - SHOWER FAUCET



Matte Black



Polished Chrome



Brushed Gold
(\$1,000 upgrade)

3308Q - KITCHEN FAUCET



Matte Black



Polished Chrome



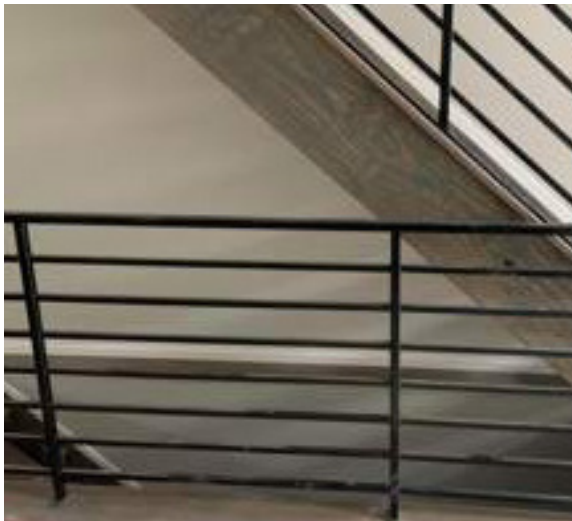
Brushed Gold
(\$750 upgrade)

TL2002 - TOILET



White

FINISHES | METAL HANDRAILS



FINISHES | INTERIOR DOOR HANDLES



Satin Nickel



Iron Black

CONTACT US FOR MORE INFORMATION

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