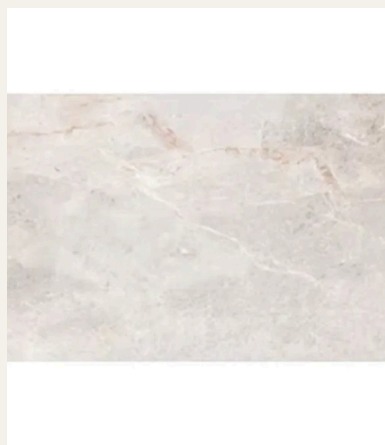
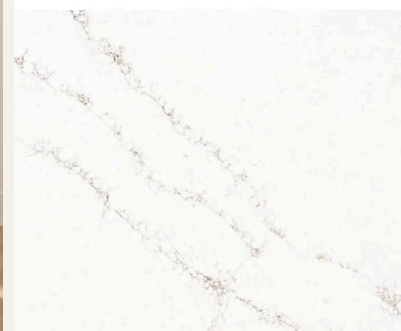




2774 S DELAWARE STREET

Design Exhibit

New Construction

Englewood, Colorado

Every selection in the house as the builder specified it, room by room: 76 finishes, fixtures and materials, with the floor plans and cabinet drawings.

MAG BUILDERS + THE MCKINLEY GROUP

THROUGHOUT THE HOME

The finishes that carry through every floor.

FLOORING



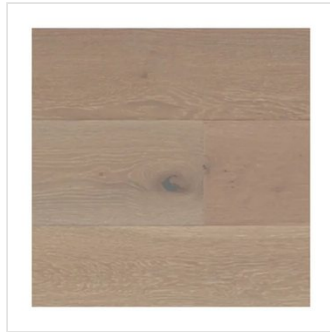
White Oak Engineered Flooring,
Prefinished 7.5" Wide
MAIN LEVEL · SECOND LEVEL HALL

CARPET



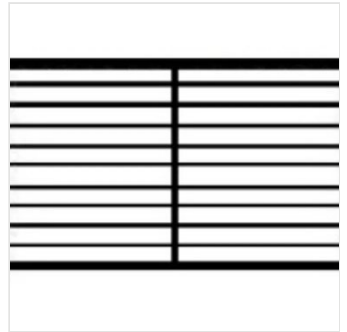
Shaw Carpet, Original Art Inner Balance
PRIMARY BEDROOM & CLOSET · SECOND
FLOOR GUEST BEDROOMS · BASEMENT

STAIRS



White Oak Engineered Flooring,
Prefinished to Match Floors 7.5" Wide

RAILINGS



Interior Railings, Horizontal Wrought Iron
in Powder Coat Black
ALL

PAINT



Sherwin Williams "Shoji White" SW
7042. All Walls Eggshell, All Ceilings
Flat, All Trim Semigloss

GUEST BATHS SHOWER/TUB



Bootz Industries Maui 5FT Soaking Tub
in White, qty 2, Included in Home
Allowance

ALL BATHS VANITY SINKS



Rectangle Undermount Sink in White,
qty 6, Included in Countertop Budget

ALL BATHS TOILETS



Toilet in White, Trip Levers to Match
Plumbing, qty 4, Included in Home
Allowance

STEP LIGHTS



In Wall Step Lights, Provided by
Electricians

ENTRY DOOR · ELECTRONIC KEYPAD & HANDLESET



Schlage Digital Lock, Matte Black,
BCI2683652

INTERIOR DOORS · INTERIOR DOOR LEVER



Schlage Solstice Lever, Matte Black,
BCI3755507

THE EXTERIOR

Smokey Mountain brick, Urbane Bronze board and batten, black steel

EXTERIOR

11 SELECTIONS

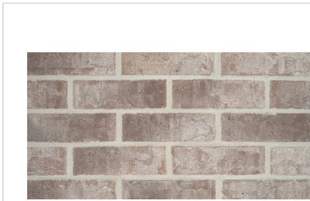


BRICK

BOARD AND BAT SIDING

STUCCO

FASCIA UPPER SOFFITS



Summit Brick Smokey Mountain



Painted, Sherwin Williams "Urbane Bronze" SW 7048



STO Smoked Putty



Painted, Sherwin Williams "Tricorn Black" SW 6258

FRONT DOOR

WINDOWS

GUTTERS

STANDING SEAM



Clear Glass and Metal, Black



Black Exterior and White Interior



Black

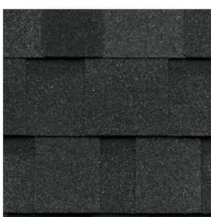


Black

ROOF SHINGLES

WALL SCONCES

GARAGE LIGHT



IKO Nordic Granite



Capital Lighting Hunt 15" Tall, Black, qty 3, BC13873805

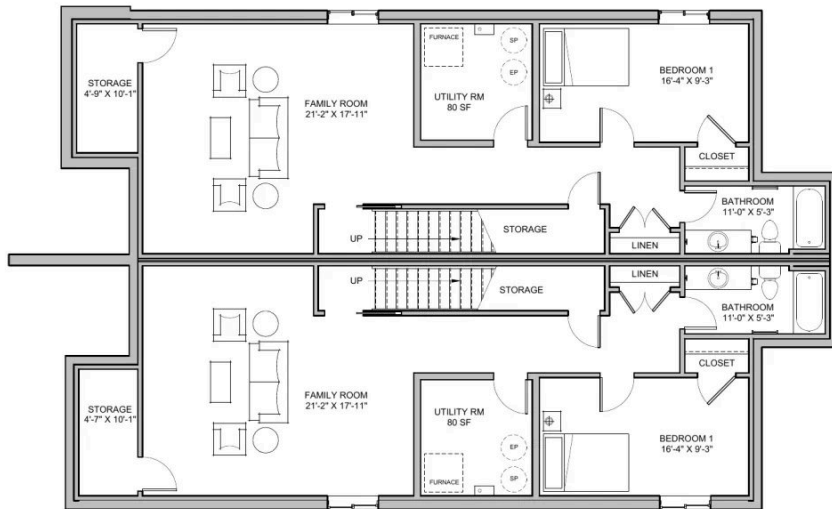


Flood Light, Black, Home Depot

FLOOR PLANS

Both units. Basement and first floor:

BASEMENT PLAN



1 BASEMENT PLAN
SCALE: 3/16" = 1'-0"

NORTH UNIT - 1,072 SF
SOUTH UNIT - 1,066 SF



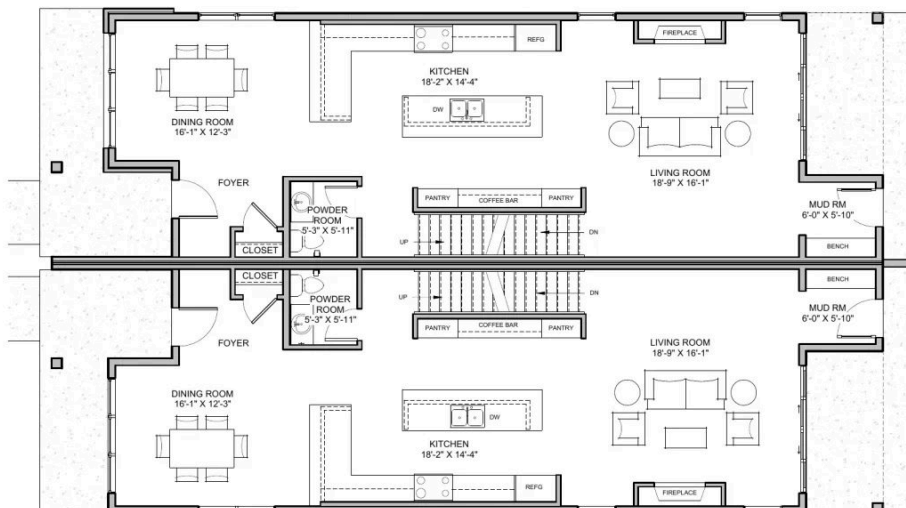
DUPLEX RESIDENCE

2774 & 2776 S. DELAWARE ST. - ENGLEWOOD, CO



North Unit 1,072 sq ft, South Unit 1,066 sq ft

1ST FLOOR



1 1ST FLOOR
SCALE: 3/16" = 1'-0"

NORTH UNIT - 1,066 SF
SOUTH UNIT - 1,066 SF



DUPLEX RESIDENCE

2774 & 2776 S. DELAWARE ST. - ENGLEWOOD, CO

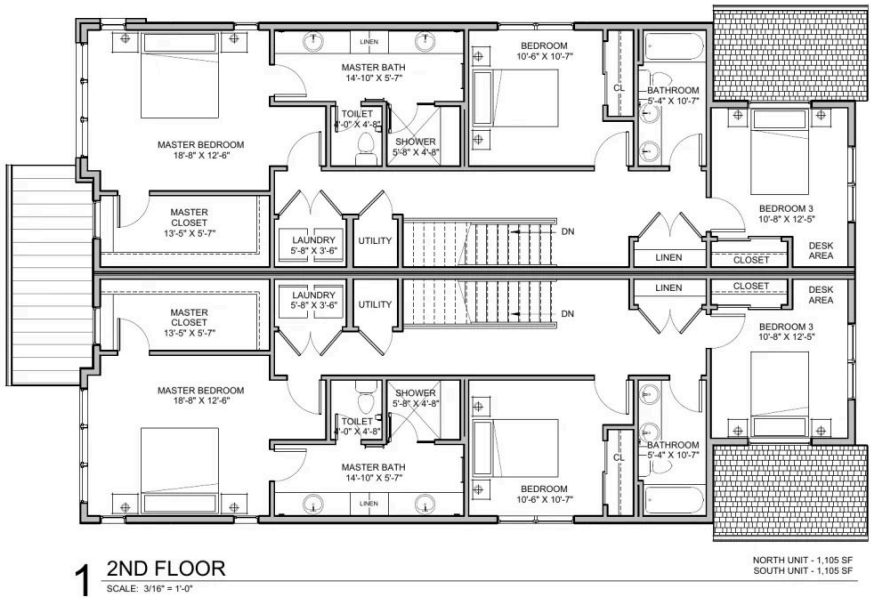


North Unit 1,066 sq ft, South Unit 1,066 sq ft

FLOOR PLANS

Both units. Second floor.

2ND FLOOR



DUPLEX RESIDENCE

2774 & 2776 S. DELAWARE ST. - ENGLEWOOD, CO



North Unit 1,105 sq ft, South Unit 1,105 sq ft

MAIN LEVEL: KITCHEN & COFFEE BAR

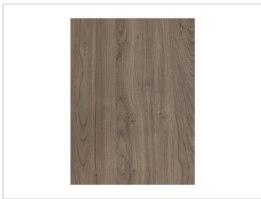
Cherry-toned flat-panel cabinets, Sky Gold quartz, zellige and champagne bronze.

KITCHEN & COFFEE BAR

12 SELECTIONS

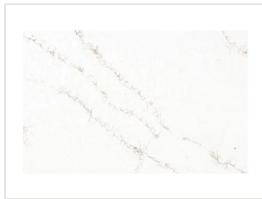


CABINETRY



Kirsche, Flat Panel Door w/ Slab Drawer, Maple Melamine Interiors

COUNTERTOP



Instone Quartz "Sky Gold", kitchen no backsplash, coffee bar no backsplash, primary bath 4" backsplash

BACKSPLASH



Villa Zellige Oat, horizontal 1/3 offset pattern, 2.5in. x 8in., SKU 101130060

SINK FAUCET



Delta Nicoli Faucet with Matching Garbage Disposal Button, Champagne Bronze, BCI4883519, BCI4168879

SINK



Blanco Diamond 33-1/2" Silgranit Sink, White, BCI4228481

REFRIGERATOR FREEZER



KitchenAid French Door Fridge and Freezer, KRFC136SPS, Stainless Steel

DISHWASHER



KitchenAid Dishwasher, KDTS224SPS, Stainless Steel

GAS RANGE



36" KitchenAid Gas Range, KFGS936SSS, Stainless Steel

RANGE HOOD



Zephyr Hood, ZSI-E36CS, Stainless Steel

MICROWAVE



KitchenAid Microwave Drawer, KMBD104GSS, Stainless Steel

ISLAND PENDANT



Kichler Riven 48" Wide LED Chandelier, Champagne Bronze, BCI4975720

HARDWARE



Top Knobs Morris Pull 6-5/16", Lily Knob 1-1/8", Champagne Bronze, BCI4330779, BCI3360261, install knobs on all doors and pulls drawers

MAIN LEVEL: LIVING & DINING

A greige stone fireplace wall and a champagne bronze chandelier over the table.

LIVING & DINING

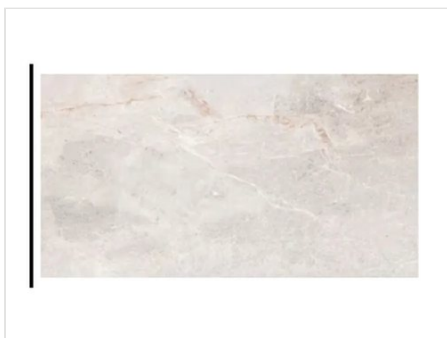
3 SELECTIONS



FIREPLACE WALLS

FIREPLACE

DINING ROOM CHANDELIER



Montalcino Valencia Greige Satin, H stack pattern, 15in. x 30in., SKU 101329308



Heat & Glo SL-9 IFT Gas Fireplace, 40" Viewing Area, With Passive Heat Kit, Black Faceplate, Black Refractory, Black Glass Base



Kichler Riven 33" Wide LED Chandelier, Champagne Bronze, BCI4975727

MAIN LEVEL: ENTRY & POWDER BATH

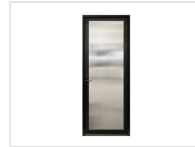
A glass and black steel front door, a cherry-toned vanity with champagne bronze.

ENTRY & MUDROOM

3 SELECTIONS



FRONT DOOR



Clear Glass and Metal,
Black

ELECTRONIC KEYPAD & HANDLESET



Schlage Digital Lock,
Matte Black, BCI2683652

HOOKS



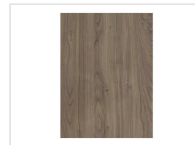
Signature Hardware
Bradford Double Hook,
Matte Black, BCI4170943

POWDER BATH

7 SELECTIONS

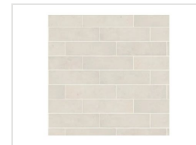


CABINETRY



Kirsche, Flat Panel Door w/
Slab Drawer, Maple
Melamine Interiors

FLOOR TILE



Moda Del Mar Limestone
Ivory Porcelain, 1/3 offset
pattern, 2in. x 8in., SKU
101000479

SINK FAUCET



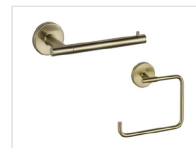
Delta Nicoli, Champagne
Bronze, BCI4432102

VANITY LIGHT



Kichler Kavi 13" Tall
Sconce, Champagne
Bronze, BCI4917356

BATH HARDWARE



Delta Trinsic, towel bar,
toilet paper holder,
Champagne Bronze,
BCI2060385,
BCI2060395

MIRROR



Metal and Acrylic Mirror
24" W X 36" T, Wayfair
SKU: W001714489

HARDWARE



Top Knobs Cumberland 6-
5/16", Honey Bronze,
BCI4172517

SECOND FLOOR: PRIMARY BATH

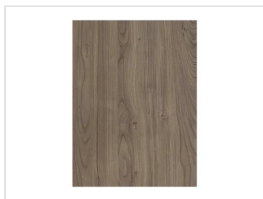
Smoke-grey shower walls, an oat hexagon pan, matte black fittings.

PRIMARY BATH

11 SELECTIONS

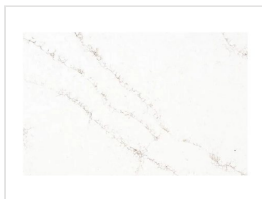


CABINETRY



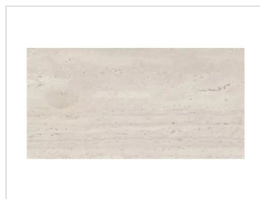
Kirsche, Flat Panel Door w/ Slab Drawer, Maple Melamine Interiors

COUNTERTOP



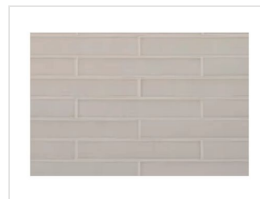
Instone Quartz "Sky Gold", kitchen no backsplash, coffee bar no backsplash, primary bath 4" backsplash

FLOOR TILE



Vetta Riviera Almond Matte, 1/3 offset pattern, 12in. x 24in., SKU 101487858

SHOWER WALLS



Villa Smoke Gray, 1/3 offset pattern, greige Schluter, 2.5in. x 16in., SKU 100999911

SHOWER PAN



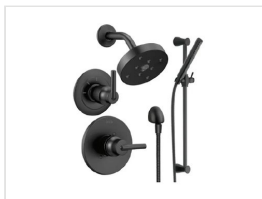
Vetta Capri Oat Hexagon, 12in. x 12in., SKU 101487957

SINK FAUCETS



Delta Nicoli Widespread, Matte Black, qty 2, BCI4066594

SHOWER HEAD & WAND



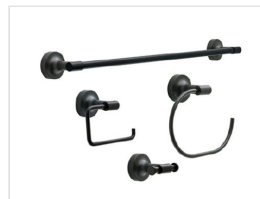
Delta Monitor 14 Series with Handshower, Matte Black, Includes Heated Floors, BCI3401997

VANITY LIGHT



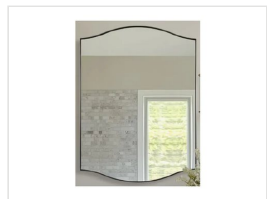
Z-Lite Solange 17" Tall Sconce, qty 4, BCI4927012

HARDWARE



Franklin Brass Voisin, towel ring x2, robe hook x2, towel bar, toilet paper holder, Matte Black, BCI4129417

MIRRORS



Dual Arch Scalloped Mirror 30"W X 40" T, Matte Black, Wayfair SKU: W113505528

CABINET HARDWARE



Top Knobs Morris 5-1/16" Pull, Kinney 1-1/4" Knob, Matte Black, BCI4331453, BCI3360150, install: knobs on doors, pulls on drawers

SECOND FLOOR: PRIMARY BEDROOM, LAUNDRY & GUEST BEDROOMS

Carpet in every bedroom, white oak in the hall.

PRIMARY BEDROOM

2 SELECTIONS



CARPET



Shaw Carpet, Original Art Inner Balance

CEILING FAN



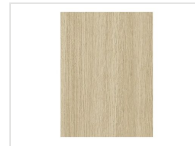
Fanimation Kwartet 52" Fan with Light and Remote Control, Black, BCI4403568

LAUNDRY

3 SELECTIONS

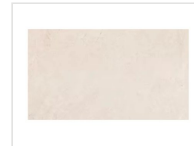


CABINETRY



Battle Creek, Flat Panel Door w/ Slab Drawer, Maple Melamine Interiors

FLOOR TILE



Castille Ravenna Almond Matte, 1/3 offset pattern, greige Schluter, 12in. x 24in., SKU 101383126

CABINET HARDWARE

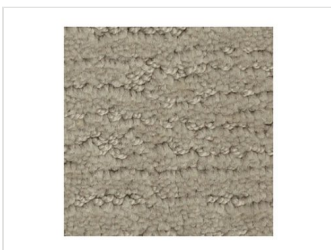


Top Knobs Kinney 1-1/4" Knob, Matte Black, BCI3360150

GUEST BEDROOMS

2 SELECTIONS

CARPET



Shaw Carpet, Original Art Inner Balance

CEILING FAN



Fanimation Kwartet 52" Fan with Light and Remote Control, Black, qty 2, BCI4403568

SECOND FLOOR: GUEST BATH

Blonde cabinets, Avenza Brown quartz and matte black fittings.

GUEST BATH

10 SELECTIONS

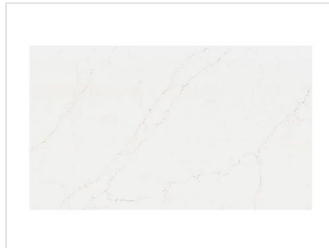


CABINETRY



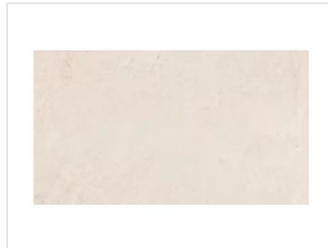
Battle Creek, Flat Panel Door w/ Slab Drawer, Maple Melamine Interiors

COUNTERTOP



Instone Quartz "Avenza Brown", basement guest bath 4" backsplash, 2nd floor guest bath 4" backsplash

FLOOR TILE



Castille Ravenna Almond Matte, 1/3 offset pattern, greige Schluter, 12in. x 24in., SKU 101383126

BATHTUB WALLS



Canvas La Belle Purity Ceramic Polished, 1/3 offset pattern, 3in. x 12in., SKU 100507722

SINK FAUCET



Delta Nicoli, Black, qty 2, BCI4066614

TUB / SHOWER TRIM



Delta Nicoli Monitor, Black, BCI4066566

VANITY LIGHT



Kichler Rosh 18" Wide Bar, Black with White Glass, qty 2, BCI4917316

HARDWARE



Franklin Brass Voisin, towel ring x2, robe hook x2, towel bar, toilet paper holder, Matte Black, BCI4129417

MIRROR



Sabine Metal Rounded Mirrors 24" W X 32" T, Matte Black, Wayfair SKU: W004231213

CABINET HARDWARE



Top Knobs Kinney 1-1/4" Knobs, 5" Pulls, Matte Black, BCI3360150, BCI3359946, install: knobs on doors, pulls on drawers

BASEMENT: GUEST BEDROOM & BATH

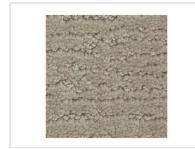
Carpet underfoot, blonde cabinets and matte black fittings.

BASEMENT BEDROOM

2 SELECTIONS



CARPET



Shaw Carpet, Original Art Inner Balance

LIGHTING



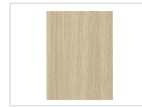
Kichler Shailene 18" Drum, Black with White Shade, BCI4376711

BASEMENT BATH

10 SELECTIONS

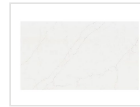


CABINETRY



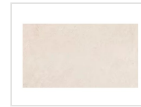
Battle Creek, Flat Panel Door w/ Slab Drawer, Maple Melamine Interiors

COUNTERTOP



Instone Quartz \"Avenza Brown\", basement guest bath 4\"/>

FLOOR TILE



Castille Ravenna Almond Matte, 1/3 offset pattern, greige Schluter, 12in. x 24in., SKU 101383126

TUB WALLS + NICHE



Canvas La Belle Purity Ceramic Polished, 1/3 offset pattern, 3in. x 12in., SKU 100507722

SINK FAUCET



Delta Nicoli, Black, BCI4066614

TUB / SHOWER TRIM



Delta Nicoli Monitor, Black, BCI4066566

VANITY LIGHT



Kichler Rosh 24\"/>

HARDWARE



Franklin Brass Voisin, towel ring, robe hook, towel bar, toilet paper holder, Matte Black, BCI4129417

MIRROR



Sabine Rounded Metal Frame Mirror 36\"/>

CABINET HARDWARE

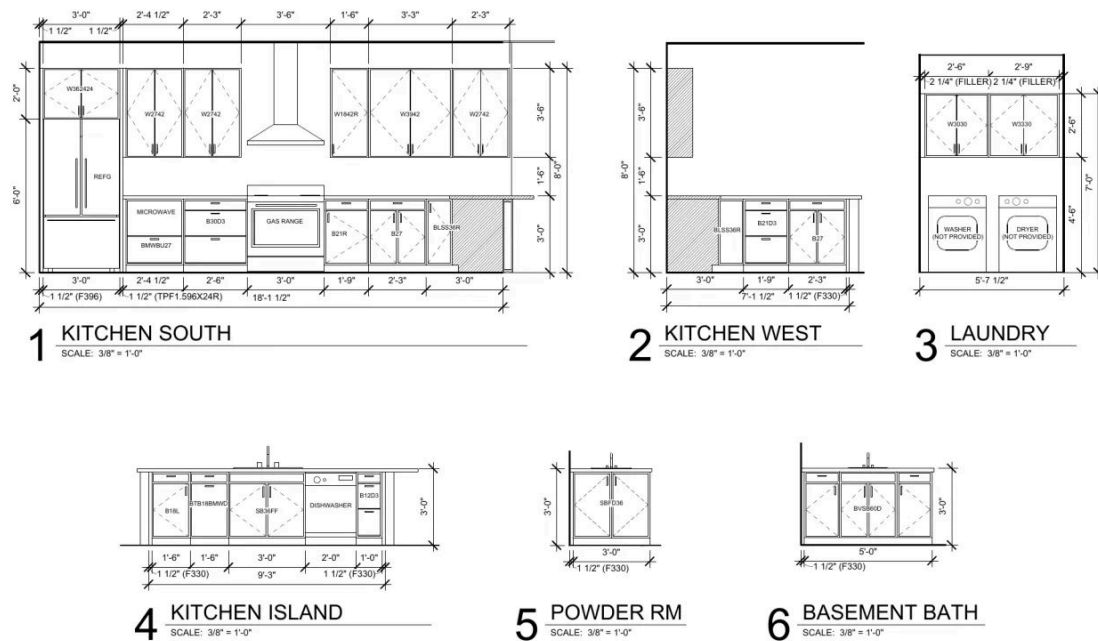


Top Knobs Kinney 1-1/4\"/>

CABINET DRAWINGS

The builder's elevations for every cabinet run.

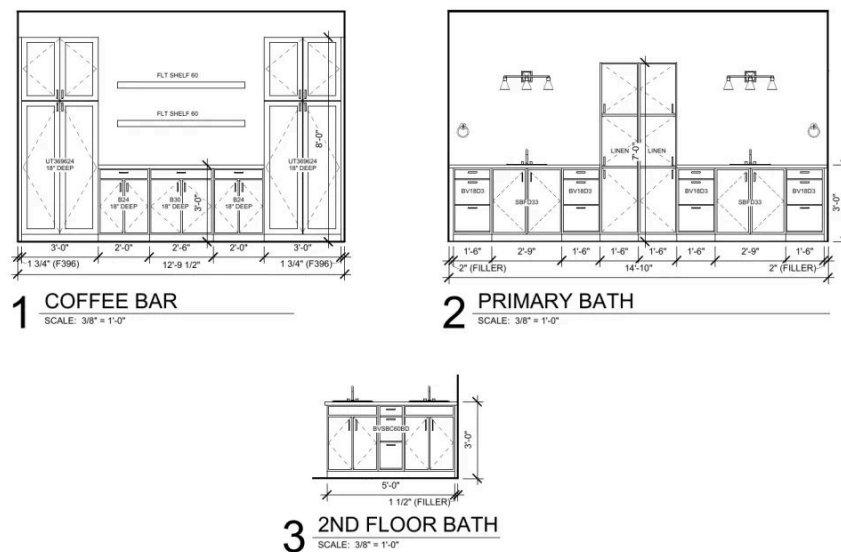
ELEVATIONS B1



	DUPLEX RESIDENCE 2776 S. DELAWARE ST. - DENVER, CO	DRAWING NUMBER B1
---	---	---

Kitchen South, Kitchen West, Laundry, Kitchen Island, Powder Rm, Basement Bath

ELEVATIONS B2



	DUPLEX RESIDENCE 2776 S. DELAWARE ST. - DENVER, CO	DRAWING NUMBER B2
---	---	---

Coffee Bar, Primary Bath, 2nd Floor Bath

TAKE IT WITH YOU

See 2774 S Delaware Street online.

The property page, every selection full size, and the builder's exhibit,
kept up to date. Point your phone camera at the code.



mckinleygroup.co/q/2774-s-delaware

THE MCKINLEY GROUP

COMPASS · CHERRY CREEK

720.375.3661

PLEASE NOTE

Room images are concept renderings made from the builder's selections; they show the finishes, not the built rooms. Selections come from the builder's design exhibit and can change before ordering if an item is out of stock. Any substitution will be similar in style and comparable in cost. Budgets, quantities and the builder's change-order form are in the exhibit itself. The builder labeled this exhibit 2776 S Delaware Street, the other half of the duplex.