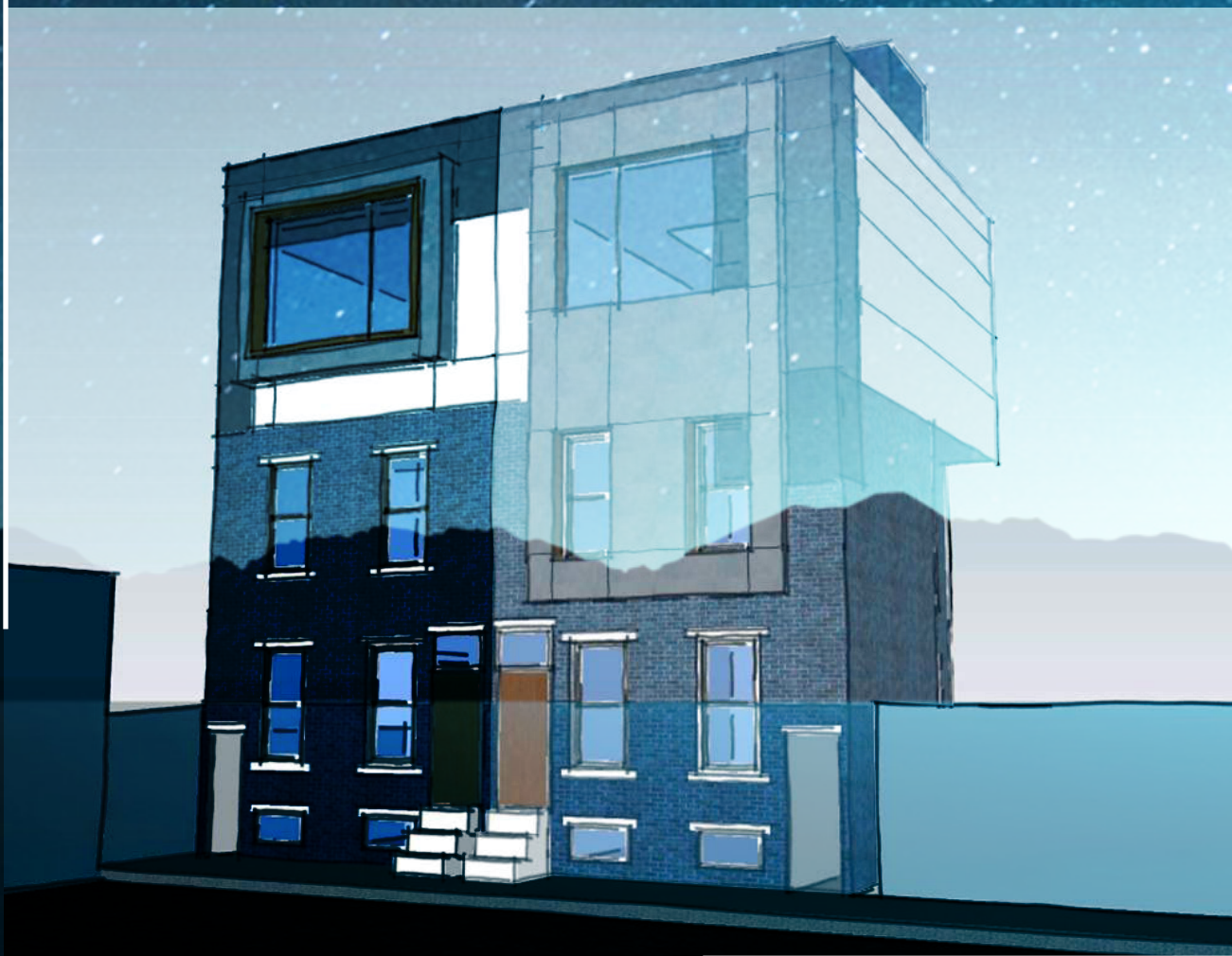


Astronomer

1423 EMERICK ST, PHILADELPHIA, PA 19125

3 BEDS • 2 BATHS • 1,460 SQFT



Introducing the Brothers Emerick:

These side-by-side row homes are unlike any other you have been seeing on the market. Local builder/developers have combined the complete renovation of existing two-story brick buildings with a newly constructed third floor, pilot house and roof deck. The interior and exterior architectural design has been inspired by the unique traits of the brothers, one a sailor and one an astronomer. Exploring their distinctive characteristics guides interior layouts as well as selection of fixtures and materials, **resulting in two unique homes** - each with their own identity and personality.

This home, **THE ASTRONOMER**, has three bedrooms, two and a half baths and the larger of the two properties. Located on a quiet street in the heart of Fishtown, the home is conveniently located blocks from the Berks station as well as countless Fishtown favorites like La Colombe, Mulherins Sons, and Kraftwork. Craftsmanship is evident in the restoration of the original charm of the building, but the home incorporates all the modern design features you expect in new construction, including open floor plans, chefs kitchens, granite counters and a noteworthy master suite with oversized windows, vaulted ceilings and master baths beyond compare. The kitchen will include granite counters and stainless steel appliance package (Stove, Dishwasher, Refrigerator, Range Hood and Microwave). You will get to choose from a range of upgrades, giving you the chance to put your own mark on the home to call it your own. This home will go quickly, so mark your calendar for a hard hat Open House on May 12th & 13th. Your home will be ready for you in July, just in time to enjoy the roof-deck for the summer.



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3 BEDS • 2 BATHS • 1,460 SQFT

\$400,000

[RE]

Buyer Selections/Upgrades:

*Note: 50% Deposit required for all upgrades

Item	Cost	Select	Item Cost	Notes
		✓		
LAUNDRY				
Mechanicals stubbed to basement, no washer/dryer incl.	No Cost			BASE PACKAGE
ALT 1: Basement laundry station	\$2,500			UPGRADE/OPTION
Side by side Whirlpool washer & dryer plus utility sink				
ALT 2: 2nd floor laundry station	\$5,000			UPGRADE/OPTION
Stacking Bosch washer & dryer in closet				
KITCHEN				
COUNTERTOPS				
Standard: Black Granite, Grade 1 (Ubatuba)	No Cost			BASE PACKAGE
ALT 1: Upgraded Black Granite, Grade 2 (Galaxy)	\$2,000			UPGRADE
APPLIANCES: Ref, gas stove, dishwasher. Range hood				
Standard: Stainless Steel - Whirlpool	No Cost			BASE PACKAGE
ALT. Professional grade Stainless Steel - Samsung	\$5,000			UPGRADE
ALT. Luxury Package, Stainless Steel - Viking & Bosch	\$9,500			UPGRADE
BACKSPLASH				
Standard: 4" Granite backsplash only (to match counter)	No Cost			BASE PACKAGE
ALT 1: White subway tile w/ grey grout (above 4" granite)	\$2,500			UPGRADE/OPTION
ALT 2: White 1" Mosaic tile w/ grey grout (above 4" granite)	\$2,250			UPGRADE/OPTION
WOOD FLOORING:				
Upgrade consists of three finish options				
Standard: Oak with clear poly - Natural Finish	No Cost			STANDARD PLAN SELECTION
ALT 1: Oak with Dark Walnut Stain	\$3,500			UPGRADE/OPTION
ALT 2: Oak with Country White Stain	\$3,500			UPGRADE/OPTION
ALT 3: Oak with Classic Grey Stain	\$3,500			UPGRADE/OPTION

Buyer Selections/Upgrades:

Astronomer

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\$400,000

PLUMBING FIXTURES (All brushed nickel finish)				
Base Package	No Cost			BASE PACKAGE
ALT 1: Delta Trinsic Package - Superior	\$3,000			UPGRADE/OPTION
Includes handheld sprayer in master shower				
ALT 2: Kohler Purist - Luxury	\$5,000			UPGRADE/OPTION
Includes sprayer & thermostatic valve in master shower				
ELECTRICAL				
CEILING FAN: ASSEMBLE & INSTALL (Buyer to select & purchase)				
Ceiling fan in Master Bedroom	\$250			UPGRADE/ADD
Ceiling fan in 2nd Bedroom	\$250			UPGRADE/ADD
Ceiling fan in Living Room	\$250			UPGRADE/ADD
MISCELLANEOUS				
Dimmer Switch Package (Lutron brand, rocker/slider type)	\$1,850			UPGRADE/ADD
Security System: Front Point Alarm Package	\$3,200			UPGRADE/ADD
Note: System requires monitoring fees - review brochure				
Pre-wire for surround sound speakers (Living room)	\$1,500			UPGRADE/ADD
Nest Thermostat	\$750			UPGRADE/ADD
BATH SLIDING DOOR (2nd floor full bath)				
Base Package: No door, open for shower curtain typ.	No Cost			BASE PACKAGE
ALT 1: Kohler Levity, brushed nickel with Frosted Glass	\$2,250			UPGRADE/OPTION
ALT 2: Kohler Levity, brushed nickel with Clear Glass	\$2,250			UPGRADE/OPTION

[RE]

Buyer Selections/Upgrades:

Astronomer

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\$400,000

EXTERIOR				
Plumbing ADD:	\$1,250			UPGRADE/ADD
Gas line to rear yard for Natural Gas Grill				
Roofdeck Wetbar Package: Water supply and drain line	\$1,750			UPGRADE/ADD
REAR DECK (Rear Yard)				
Base Package: Pressure Treated 1x6 lumber	No Cost			STANDARD
ALT 1: Trex Composite Decking	\$4,500			UPGRADE
Sustainable, maintenance free. Grey color selection.				
Note: 50% Deposit required for all upgrades				Sub-Total for Selected Upgrades
			\$400,000	Building Base Price
				Total Contract Price
BUYER:				
SELLER:				DATE:

[RE]

BATH HARDWARE PACKAGE 1

STANDARD

KITCHEN



1ST FLOOR POWDER ROOM



2ND FLOOR BATH



3RD FLOOR MASTER BATH



BATH HARDWARE PACKAGE 2

DELTA TRINSIC

KITCHEN



1ST FLOOR POWDER ROOM



2ND FLOOR BATH



3RD FLOOR MASTER BATH



BATH HARDWARE PACKAGE 3

KOHLER PURIST

KITCHEN



1ST FLOOR POWDER ROOM



2ND FLOOR BATH



3RD FLOOR MASTER BATH



[RE]

BATHTUB DOOR



WASHER / DRYER OPTIONS

ALT 1: Basement laundry station

Side by side Whirlpool washer & dryer plus utility sink



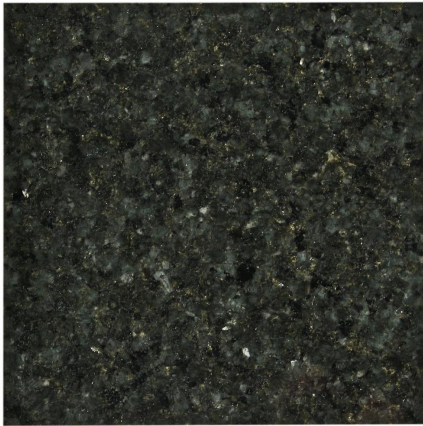
ALT 2: 2nd floor laundry station

Stacking Bosch washer & dryer in closet

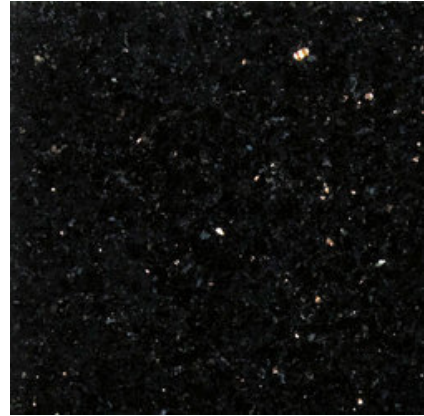


KITCHEN OPTIONS

COUNTERTOPS



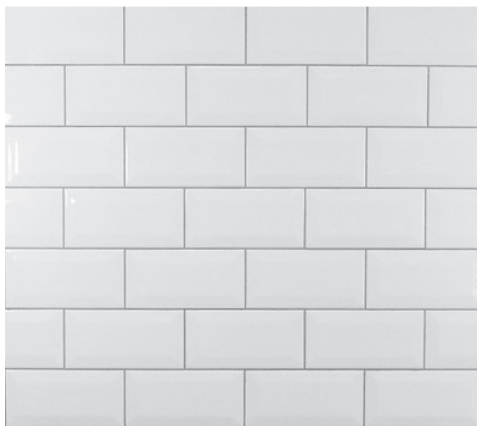
Standard: Black Granite, Grade 1 (Ubatuba)



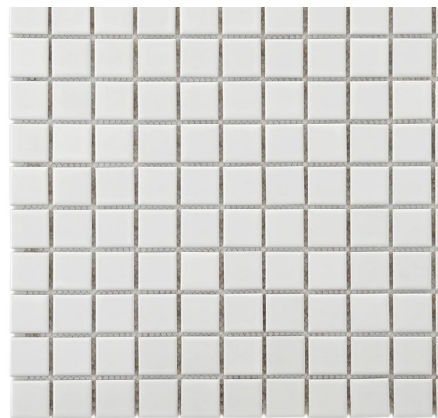
ALT 1: Upgraded Black Granite, Grade 2 (Galaxy)

BACKSPLASH

Standard: 4" Granite backsplash only (to match counter)



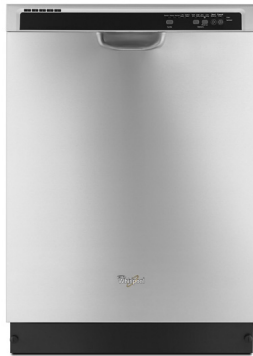
ALT 1: White subway tile w/ grey grout (above 4" granite)



ALT 2: White 1" Mosaic tile w/ grey grout (above 4" granite)

KITCHEN OPTIONS

APPLIANCES



Standard: Stainless Steel - Whirlpool



ALT. Professional grade
Stainless Steel - Samsung

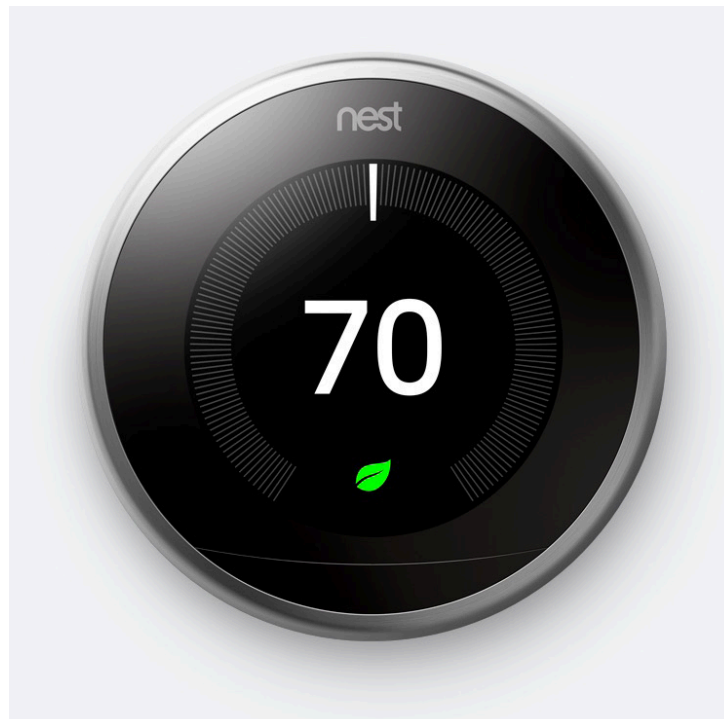
DECKING OPTIONS

ALT 1: Trex Composite Decking
Sustainable, maintenance free. Grey color selection.



THERMOSTAT OPTIONS

Nest Thermostat

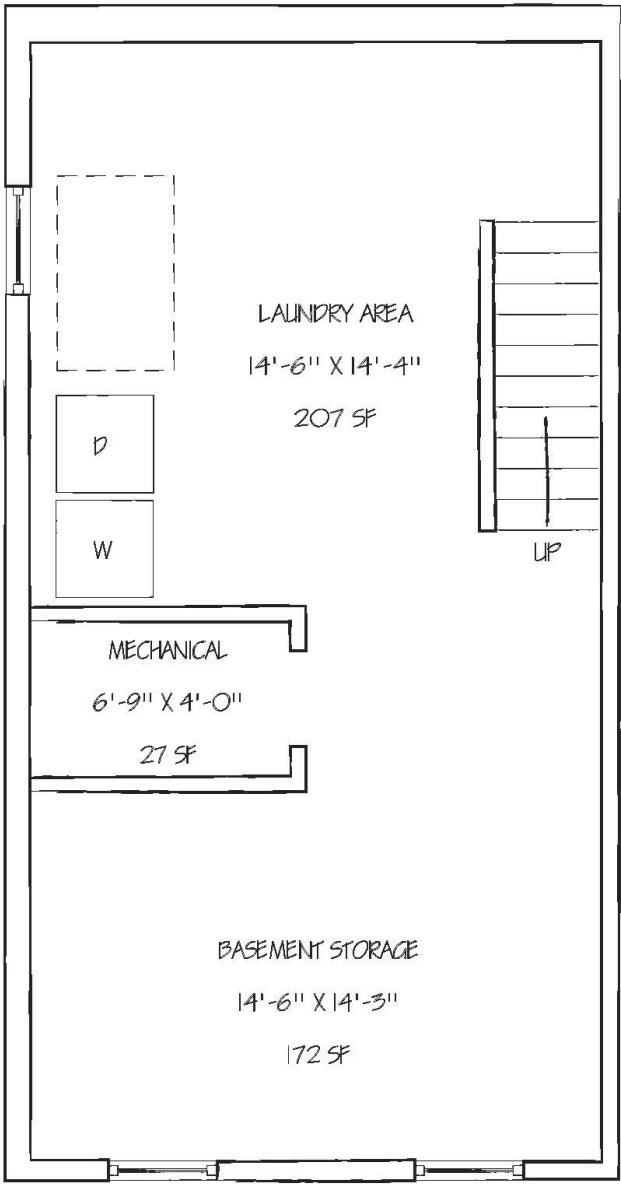


BASEMENT PLAN

Astronomer

1423 EMERICK ST, PHILADELPHIA, PA 19125

\$400,000



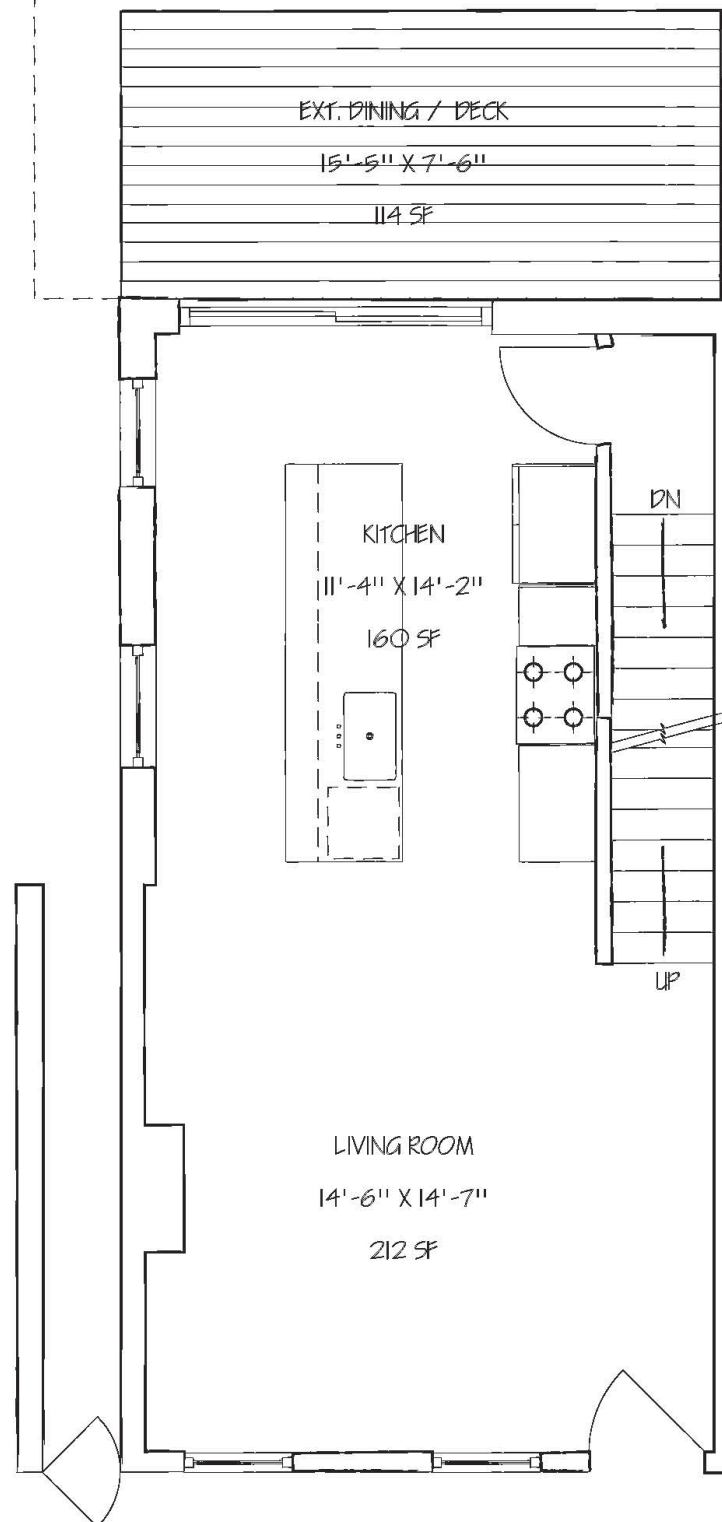
1423 BASEMENT PLAN

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1423 EMERICK ST, PHILADELPHIA, PA 19125

\$400,000

FIRST FLOOR PLAN



[RE]

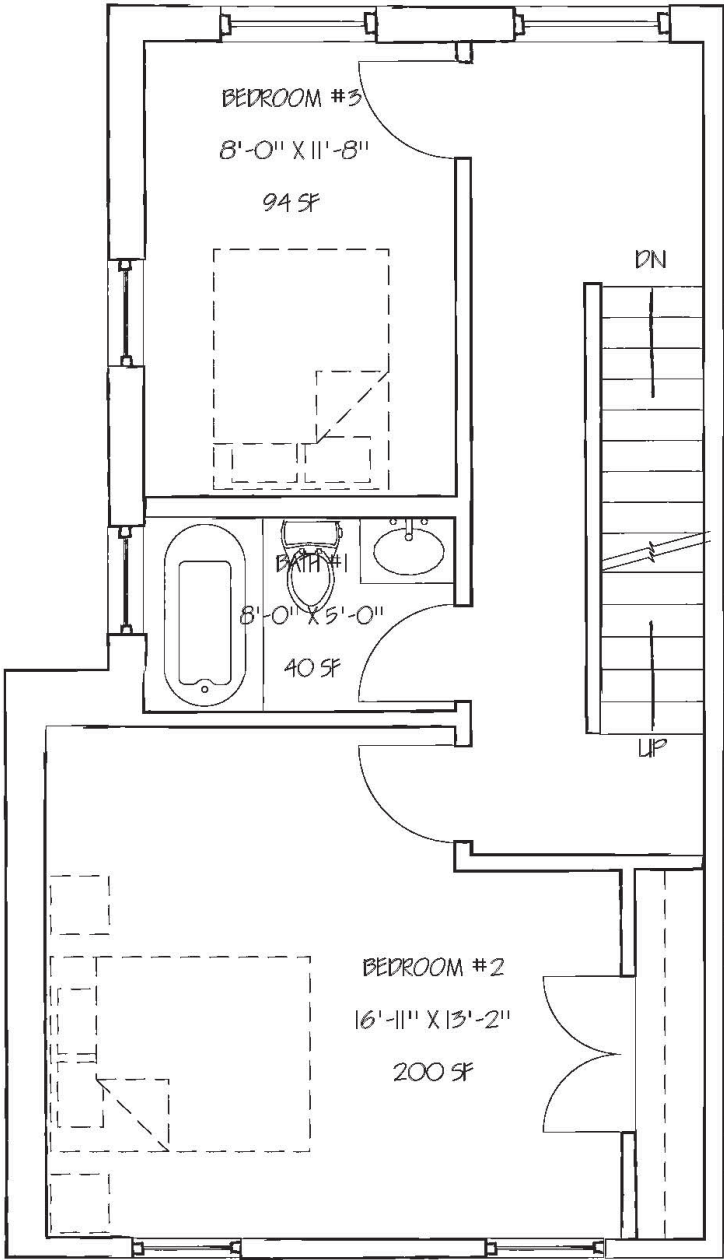
1423 FIRST FLOOR PLAN

SECOND FLOOR PLAN

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1423 EMERICK ST, PHILADELPHIA, PA 19125

\$400,000



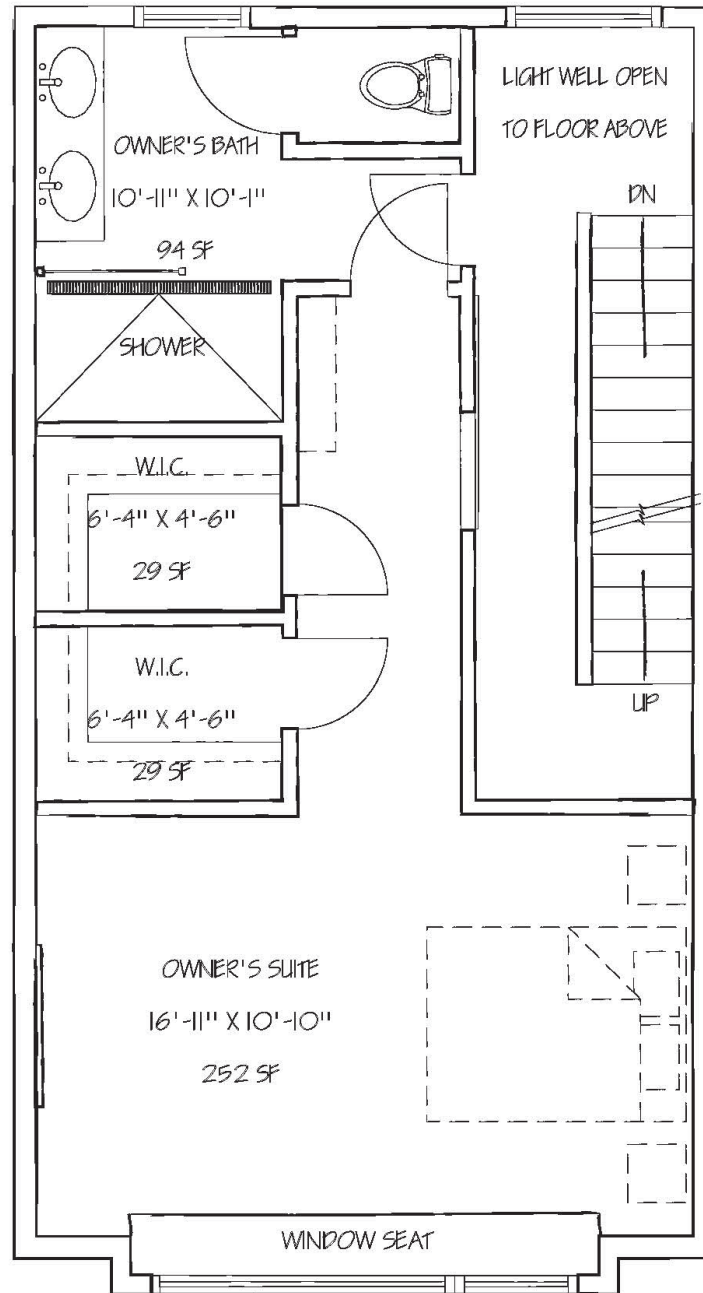
1423 SECOND FLOOR PLAN

Astronomer

1423 EMERICK ST, PHILADELPHIA, PA 19125

\$400,000

THIRD FLOOR PLAN



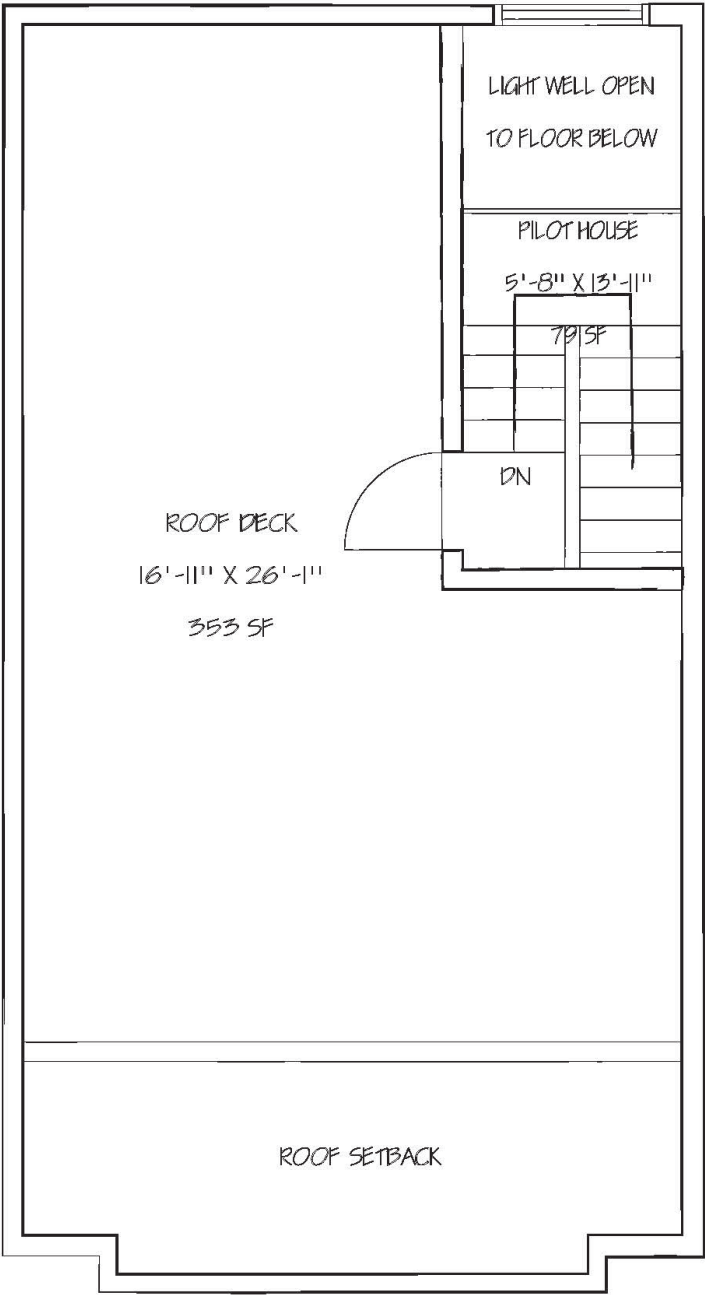
1423 THIRD FLOOR PLAN

ROOF PLAN

Astronomer

1423 EMERICK ST, PHILADELPHIA, PA 19125

\$400,000



1423 ROOF PLAN