THE GATEWAY CONDOS

Build-Out Options



Congratulations!

Congratulations on purchasing a condo at Gateway Condos! Now – Let's make it yours! In the following pages you will find all of the finish options available to customize your unit. A few notes to kick things off: We have pre-selected finishes based on current design trends, we think they're pretty great; however, if you would like to customize it – please make your selections. In order to properly order materials and keep to deadlines, we ask that you work with our selected partners as they are aware of the expectations and requirements.

Payment for the upgrades is due XXX

All selections must be made by **1/11/2027**. If selections are NOT made, the standard choices will be installed and chosen by default.

Our Preferred Partners

KIRKISH Furniture
SINCE 1921
Appliances • Flooring • Mattresses

www.kirkishfurn.com

Contact Name:
Phone:
Email:

STONE REFLECTIONS

www.upgranite.com

Contact Name:
Phone:
Email:

HOUGHTON BUILDING SUPPLY

www.houghtonbuildingsupply.com

Contact Name:
Phone:
Email:

Overall Condo/Living Room

Walk into your unit through a tried and true Waudena fiberglass door and experience the grandeur of 9-foot ceilings and oversized 7-foot maple wood interior doors painted white. A _____ style trim with _____” painted white maple wood baseboards will finish the space while leaving maximum design flexibility.

Flooring is a warm-toned luxury vinyl plank backed by Engineered Floors’ lifetime residential warranty and 10-year pet scratch warranty. The living space opens to a __x balcony through a full-glass _____ sliding door. Large fiberglass casement windows throughout the unit frame expansive views of the Keweenaw.



Let's Get Started!

We are excited to get started on your Condo and work with you to build it out! In the following pages you will find all of the finish options available to you.

Please make your selection by checking a black box on every page.

Interior doors

Mark Your Selection > ☐ ☐ ☐



White

Standard

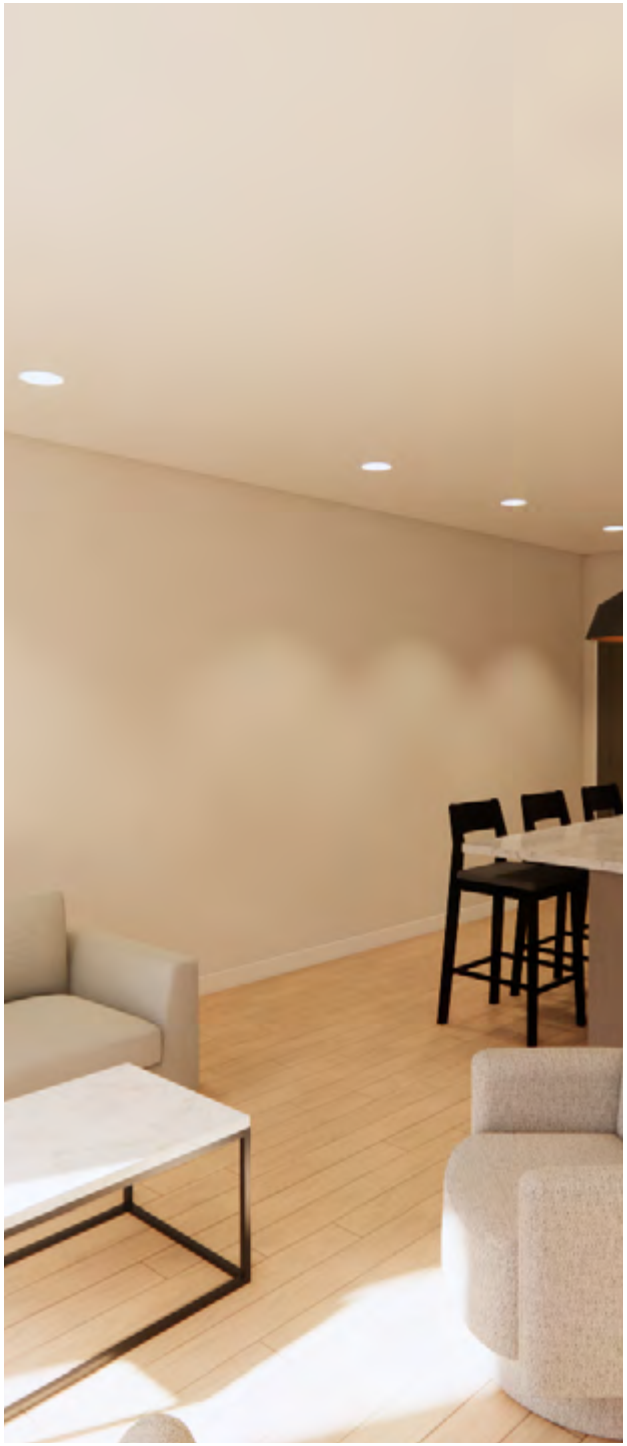


Wood

$400

Custom

$ TBD



Interior Trim



White

Standard

☐



Wood

$155

☐

Wall Paint Color



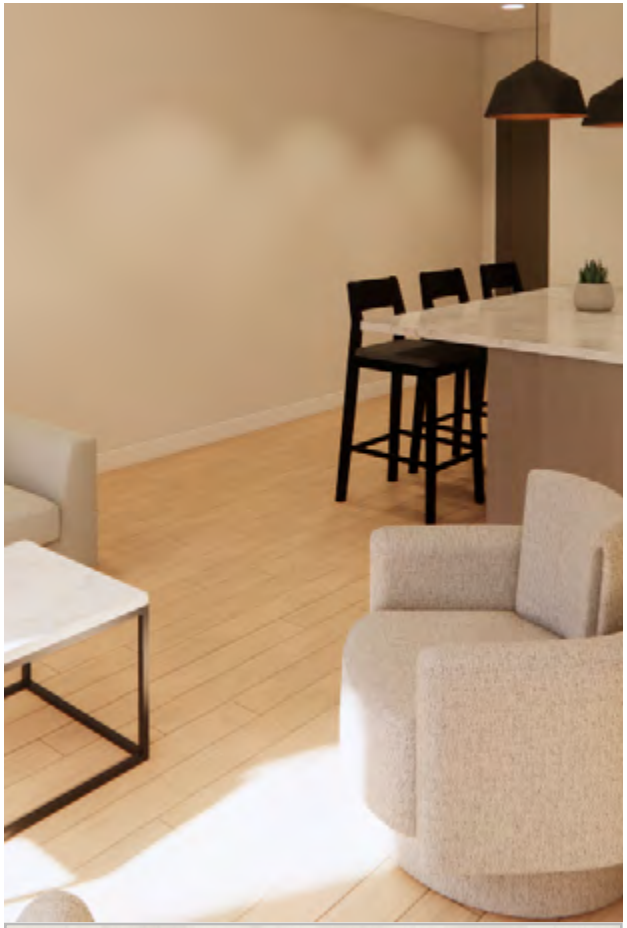
Snowbound
(SW 7004)
Standard

☐



Any Sherwin Williams Color (in ProMar 200 line)
$100

☐



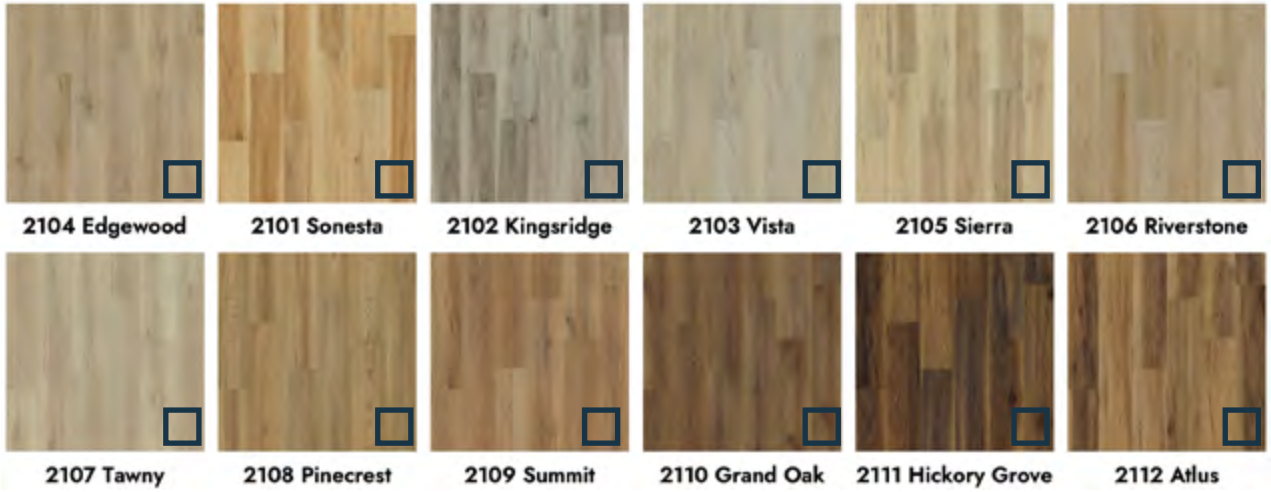
Standard: Luxury Vinyl Plank
2105 Sierra



Floor Covering (Kitchen, Living, & Hallways)

Pick from one our 12 Luxury Vinyl Plank options!

Note: Tile or Custom flooring must be selected at Kirkish Furniture.



☐ **Laminate**
Standard

☐ **Custom**
$TBD



Living Room Upgrades

Elevate your living room with a 5’ wide floor to ceiling fireplace surround of eiher wood or faux stone, and Dimplex electric fireplace.



Electric Fireplace With Wood Surround

$6,500 (Approx.)

☐



Electric Fireplace With Faux Stone Surround

$6,900 (Approx.)

☐

☐ **No Fireplace**

KITCHEN UPGRADES

We know the kitchen is the true heart of the home, so we designed it for both effortless entertaining and everyday cooking. Luxury vinyl plank flooring from the living room flows seamlessly throughout the kitchen, while a functional peninsula creates the perfect spot for gathering.

Grey-stained maple Merillat cabinets feature extended 42-inch uppers and crown molding for a tailored look. A built-in microwave cabinet and dedicated trash receptacle keep the space clean and open. Under-cabinet lighting and large pendants lights over the peninsula highlights the 2-inch quartz countertops.

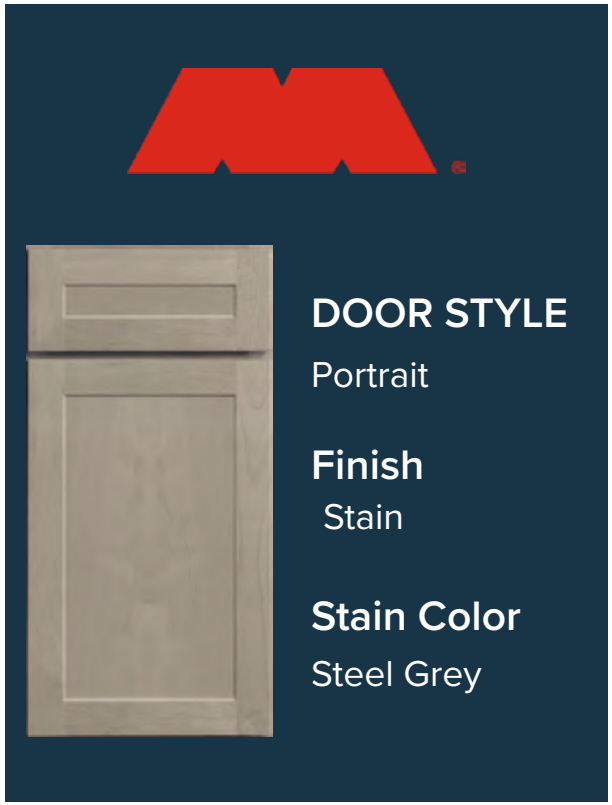
The space also features a split two basin drop-in sink with garbage disposal, a modern range hood with exterior venting, and white backsplash. Black plumbing fixtures and black cabinet hardware ties the design together.





Kitchen - Cabinetry

Note: Custom cabinets must be selected at Houghton Building Supply.



☐

Custom

$ TBD

☐



Kitchen - Cabinetry Hardware

Note: Custom hardware must be selected at Houghton Building Supply.



Black

Standard

☐



Brushed Nickel

$350

☐



Custom

$ TBD

☐



Kitchen - Backsplash

Upgrade your kitchen with a custom backsplash. Vintage Grey Glossy (3”x6”) subway tile comes as the Standard.

Note: Custom tiles must be selected at Kirkish Furniture.



Vintage Grey Glossy

Standard

☐

Custom

$ TBD

☐



Other Color

$0

☐



Kitchen - Countertops



Quartz - Lyra

☐ Standard



Quartz - Gray Expo

☐ $0



Quartz - Blanco Maple

☐ $0

Custom

☐ $TBD - Stone Reflections



Kitchen - Plumbing Upgrades

Note: Different options must be selected at Houghton Building Supply.



Kitchen Faucet

Standard

☐





Two Basin Sink With Disposal

Standard

☐



Custom

$ TBD

☐



Kitchen - Pendant Lighting

Note: A different pendant light must be selected at Houghton Building Supply.

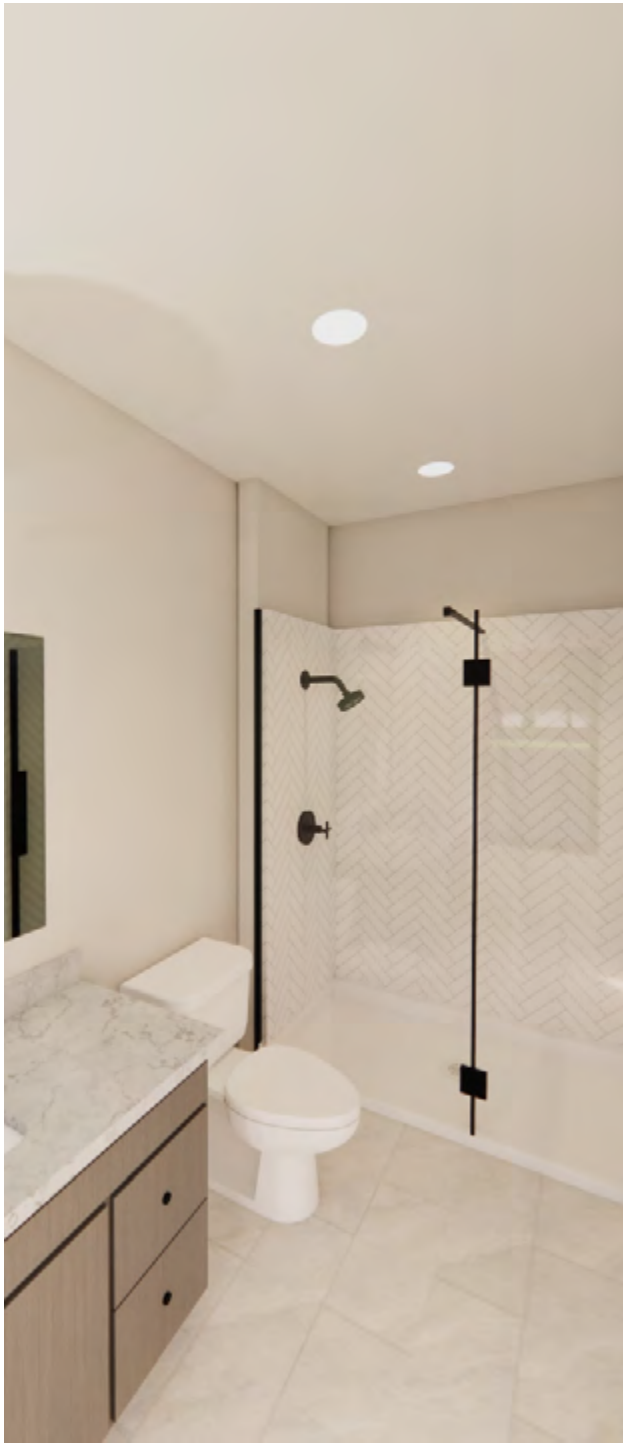
Pendant Light	**Custom**
Standard	$ TBD

PRIMARY BATHROOM UPGRADES

Your en-suite primary bathroom features white stone-inspired luxury vinyl plank flooring and a grey-stained Merillat vanity with eight drawers of storage, finished with modern black cabinet pulls. The vanity is topped with a 2-inch quartz countertop and a Kohler drop-in white ceramic sink.

A walk-in shower is finished with an easy-to-clean, groutless surround in a classic white herringbone pattern and fitted with traditional hinged shower doors for effortless access. A tall, elongated toilet, black vanity lighting, mirror, black Delta plumbing fixtures and black finishes complete the refined space.





Primary Bathroom - Plumbing Standards

Below is what comes standard in the condos. Other options must be selected at Houghton Building Supply.



DELTA
see what Delta can do





THE BOLD LOOK OF KOHLER





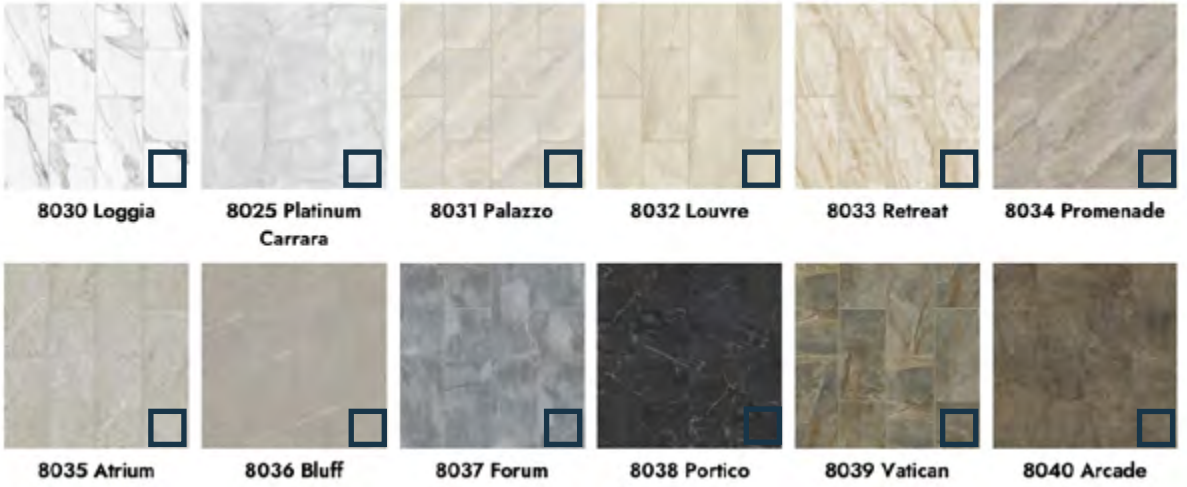
- [ ] Standard Fixtures.
- [ ] I will be working with HBS.





Standard: Palazzo

Primary Bathroom - Floor Covering



Custom

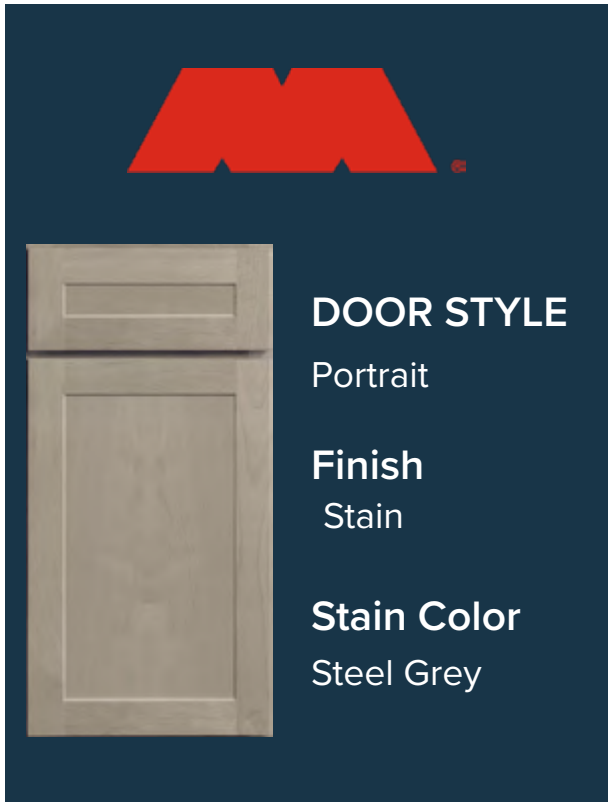
$ TBD Must be selected at Kirkish Furniture.

☐



Primary Bathroom - Cabinetry

Note: Note: Different vanities must be selected at Houghton Building Supply. Steel Grey (stain) is our standard color.



☐

Custom

$ TBD

☐



Primary Bathroom - Counter



Quartz - Lyra

☐ Standard



Quartz - Gray Expo

☐ $0

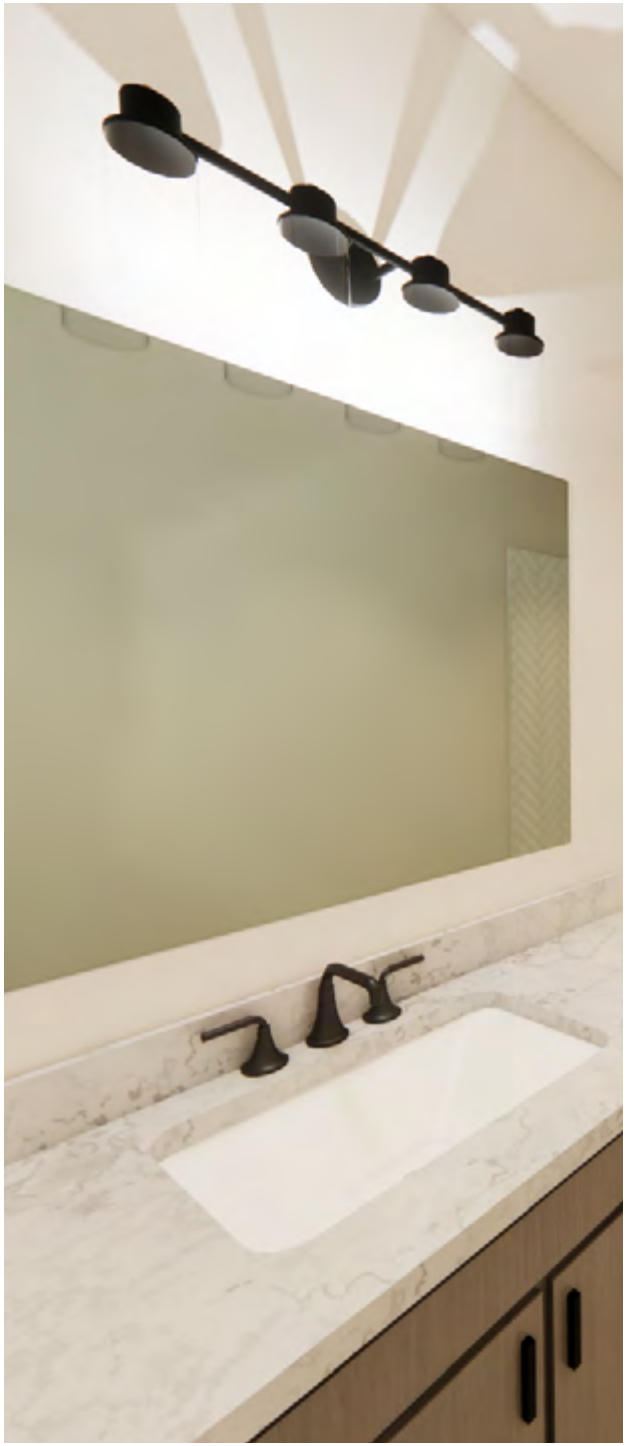


Quartz - Blanco Maple

☐ $0

Custom

☐ $TBD - Stone Reflections



Primary Bathroom - Vanity Lighting & Cabinet Hardware

☐ **Black**

Standard





☐ **Nickel**

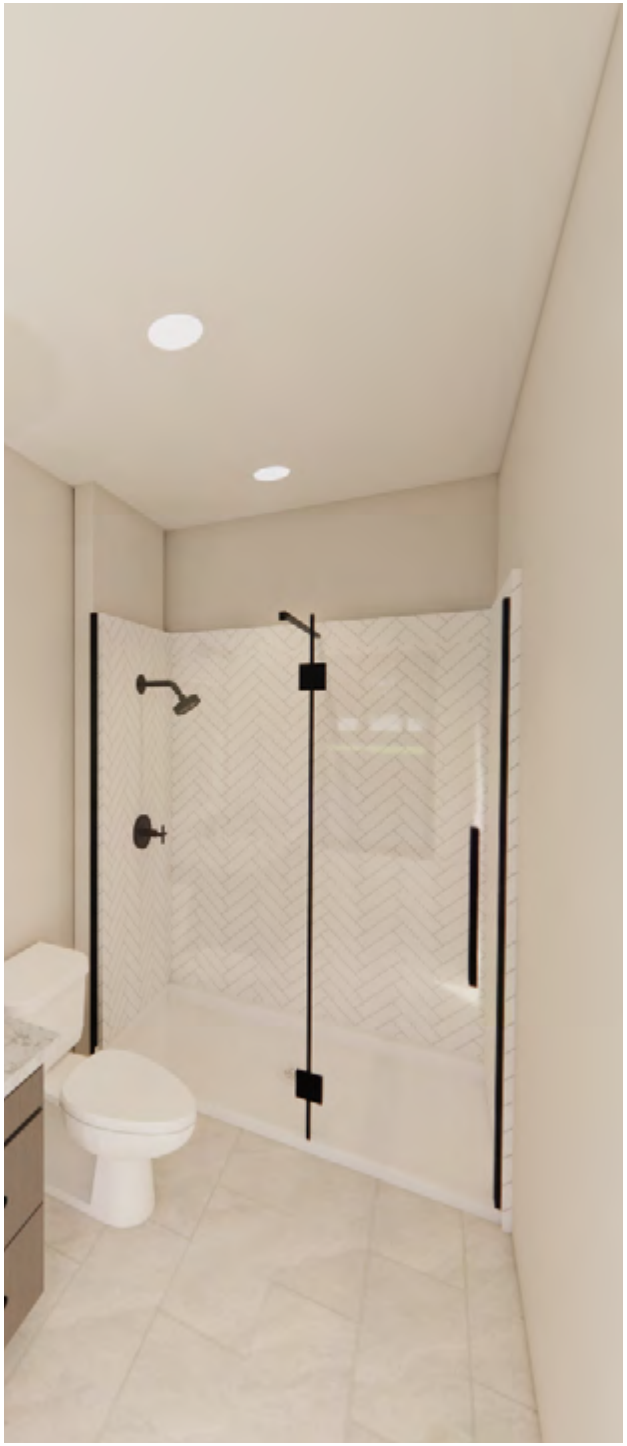
$0





☐ **Custom**

$TBD



Primary Bathroom - Surround

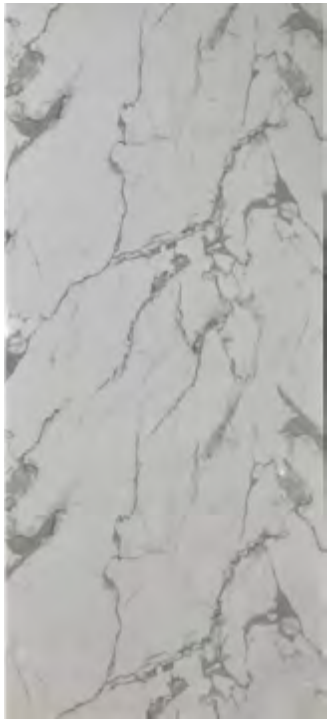
Note: To choose a different Surround, see the Surround Appendix and write in your selection below.



Herring Bone (White)

Standard

☐



Other Surround

Your Selection:_____

$500

☐



Full Tile

Must be selected at Kirkish Furniture.

$ TBD

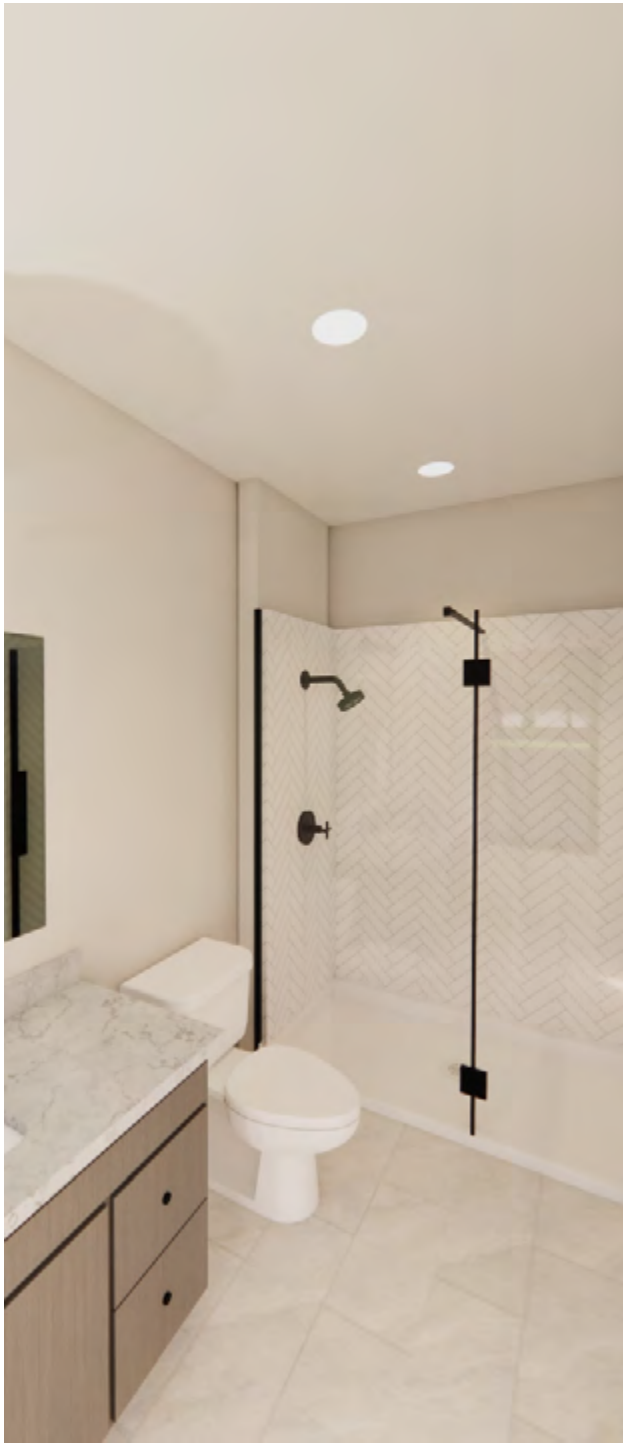
☐

MAIN BATHROOM UPGRADES

Your main bathroom features white stone-inspired luxury vinyl plank flooring and a grey-stained Merillat vanity with eight drawers of storage, finished with modern black cabinet pulls. The vanity is topped with a 2-inch quartz countertop and a Kohler drop-in white ceramic sink.

A tub/shower is finished with an easy-to-clean, groutless surround in a classic white herringbone pattern is the perfect backdrop for a feature shower curtain. A tall, elongated toilet, black vanity lighting, mirror, black Delta plumbing fixtures and black finishes complete the refined space.





Main Bathroom - Plumbing Standards

Below is what comes standard in the condos. Other options must be selected at Houghton Building Supply.



DELTA
see what Delta can do





THE BOLD LOOK OF KOHLER





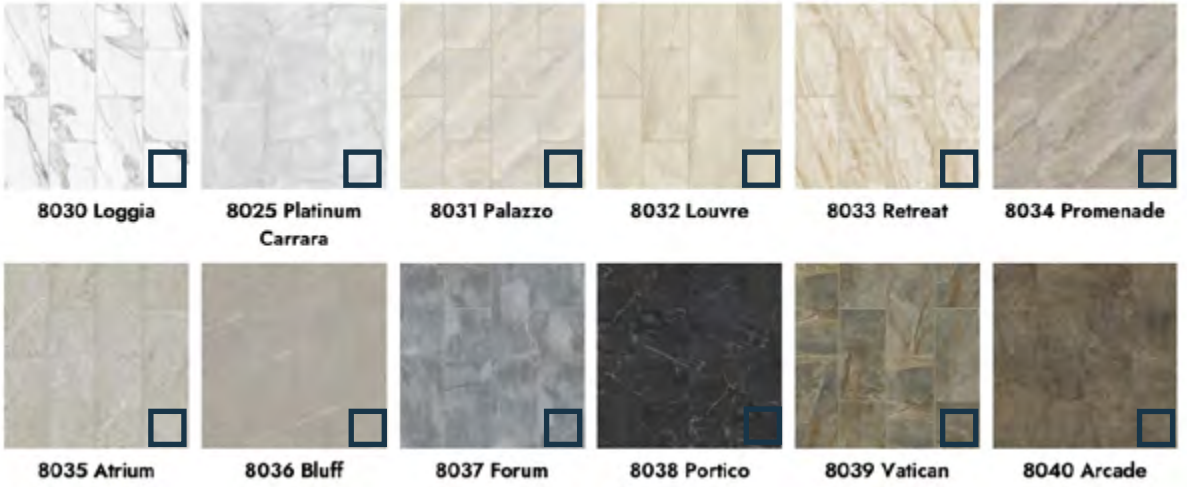
- ☐ Standard Fixtures.
- ☐ I will be working with HBS.





Standard: Palazzo

Main Bathroom - Floor Covering



Custom

$ TBD Must be selected at Kirkish Furniture.

☐



Main Bathroom - Cabinetry

Note: Note: Different vanities must be selected at Houghton Building Supply. Steel Grey (stain) is our standard color.



DOOR STYLE

Portrait

Finish

Stain

Stain Color

Steel Grey

☐

Custom

$ TBD

☐



Main Bathroom - Counter



Quartz - Lyra

☐ Standard



Quartz - Gray Expo

☐ $0



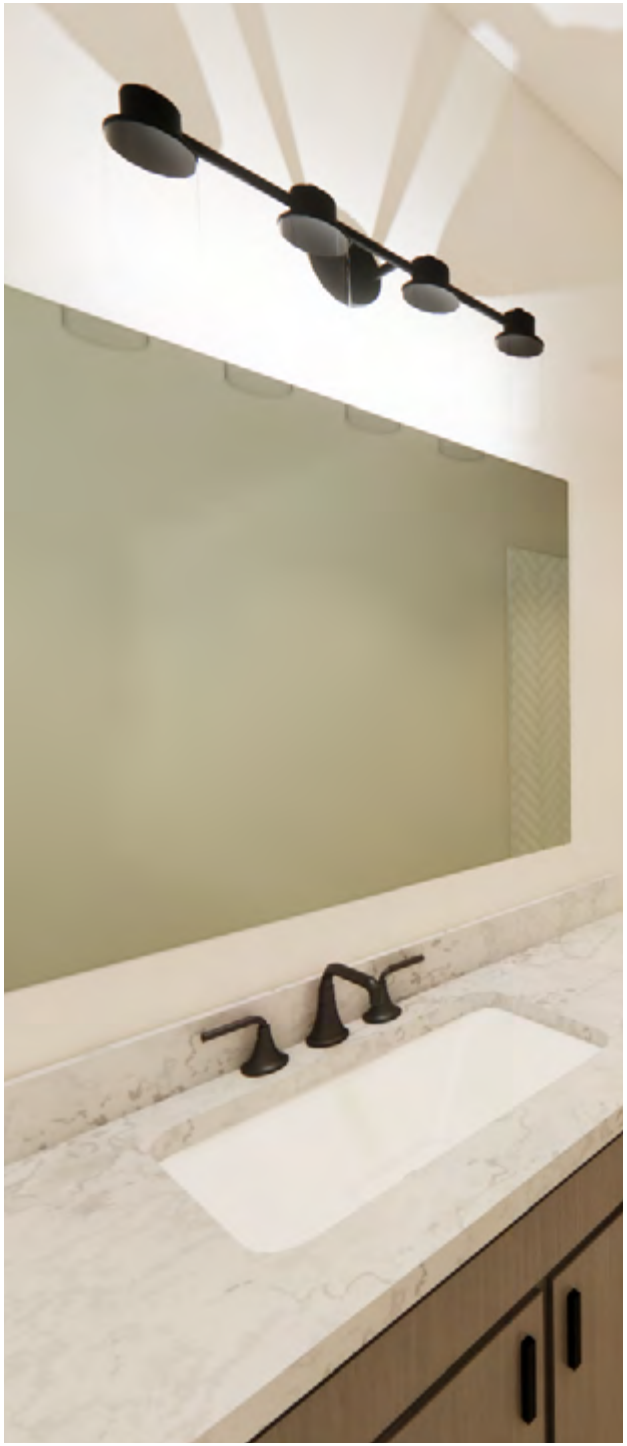
Quartz - Blanco Maple

☐ $0



Custom

☐ $TBD - Stone Reflections



Main Bathroom - Vanity Lighting & Cabinet Hardware

☐ **Black**

Standard





☐ **Nickel**

$0





☐ **Custom**

$TBD



Main Bathroom -Surround or Tub

Available options with the second bath.

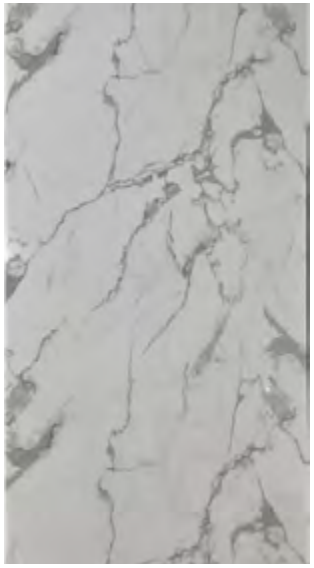
- ☐ **Tub with Herring Bone Surround and Curtain Rod** **(Standard)**
- ☐ **Tub with Alternate Surround and Curtain Rod** **($500)**
- ☐ **Tub with Glass Door** **($1,200)**
- ☐ **Walk in Shower with Selected Surround & Glass Door** **($2,500)**
- ☐ **Tiled Walk in shower with Glass Door** **($TBD)**



Herring Bone (White)

Standard

☐



Your **Alternate Surround** Selection:_____

$500

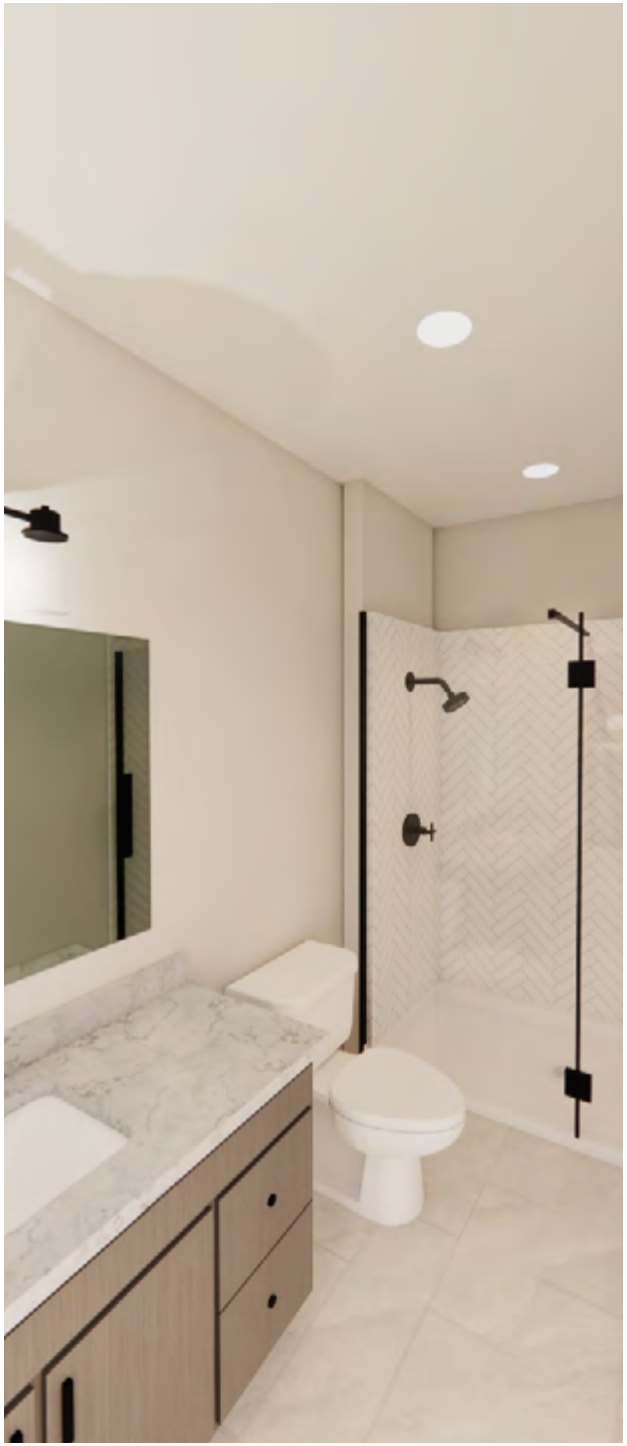
☐



Full Tile

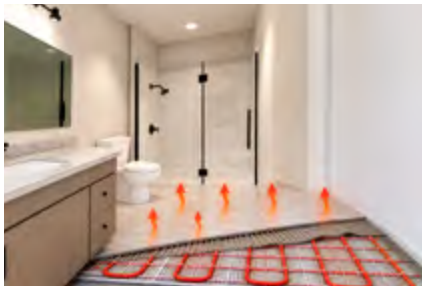
$ TBD

☐



Bathroom(s) - Room Upgrades

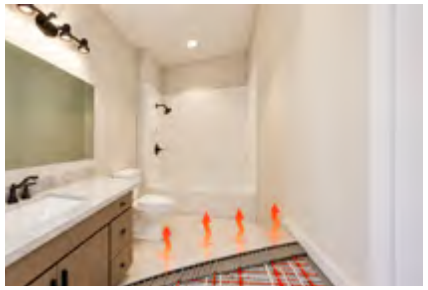
Make your bathrooms a true retreat with Schluter heated floors. You must have tile floors with this elections. Addtionaly, upgrade your primary bathroom vanity to double sinks with three drawers of storage!



Heated Floor - Primary Bath

$1,900

☐



Heated Floor- Main Bath

$2,900

☐



Double Sinks
(Only available for Primary Bath)

$500

☐

BEDROOM UPGRADES

The bedrooms feature large black fiberglass casement windows with drywall returns and wood sills, framing views that let you fall asleep thinking about the area’s natural beauty. The primary bedroom includes a white bifold door to the walk-in closet, while the second bedroom has a bifold closet fitted with a shelf and rod for hanging. Soft, luxurious Dream Weaver carpet in a welcoming neutral color creates a cozy feel underfoot as you head to bed.

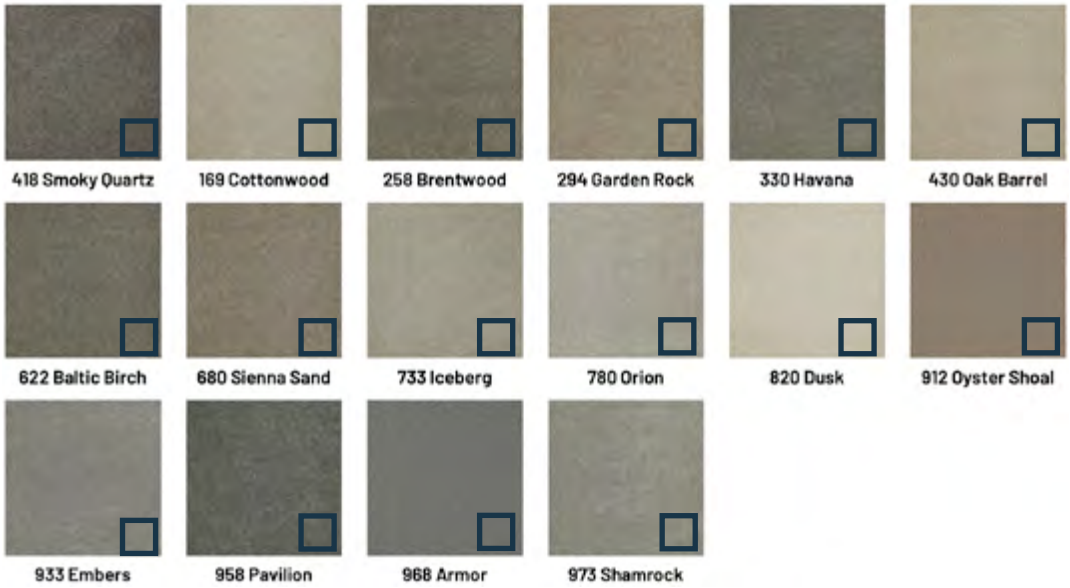






Bedroom - Floor Covering

Note: Custom floor coverings must be selected at Kirkish Furniture.



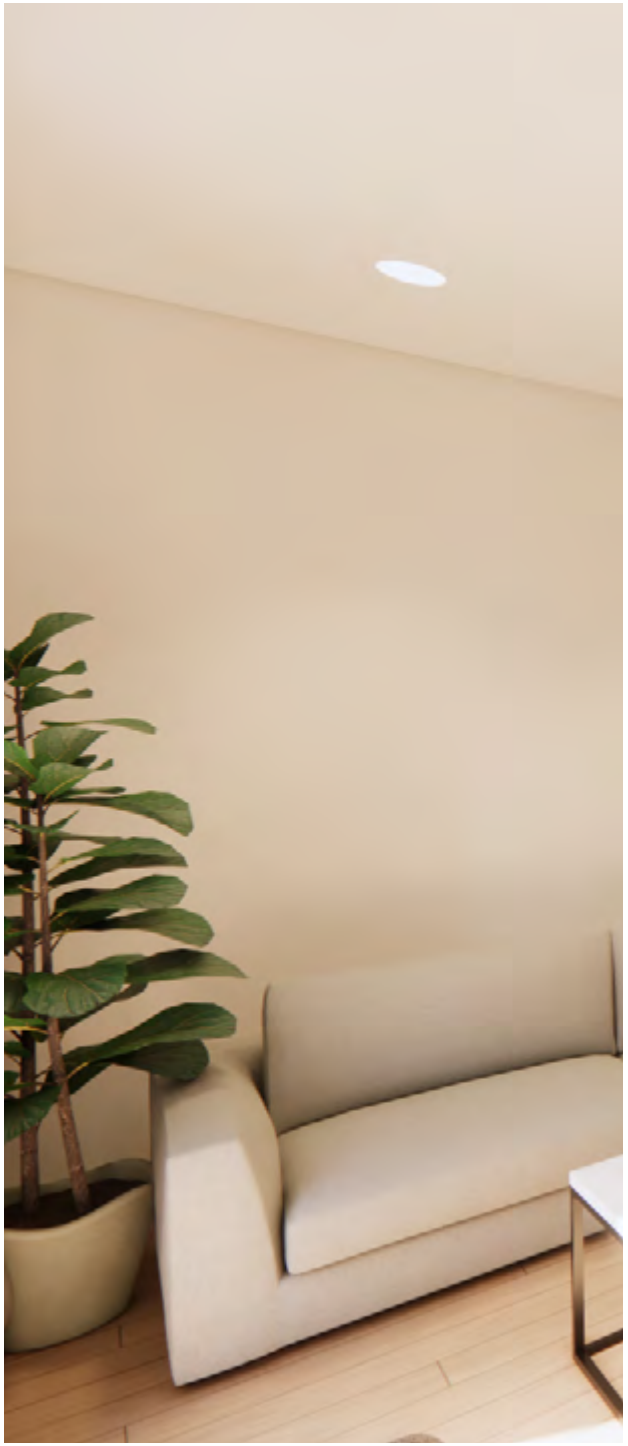
☐ **Alternate Carpet Color** $500

☐ **Custom Floor** $TBD
Select at Kirkish Furniture

FIXED FINISHES THROUGHOUT

The following pages include finishes that are fixed.





Door Knobs



Entry Door



Windows



Closet Doors



Appliances



