

Urban Elliot Included Features

The Renaissance Way

- ◇ An easy to follow road map explaining the building process
- ◇ Opportunity to select from 10 unique interior packages
- ◇ Select your plumbing, lighting, and appliance package
- ◇ After selecting your interior package, you will be able to select from an extensive menu of individual options and upgrades to personalize your home
- ◇ Numerous meetings and continuous personal communication with your Construction Manager and your Sales Representative throughout the construction of your home
- ◇ Meetings with your landscaper, electrician and low voltage specialist to detail plans for those elements of your new home
- ◇ Pre-drywall and post-construction certifications

Distinctive Exteriors

- ◇ Classic Portland Vintage style architecture
- ◇ Milgard® efficiency vinyl windows with screens on all operable windows
- ◇ Exposed aggregate driveways and walks
- ◇ Professionally landscaped front and back yard with irrigation
- ◇ Two hose bibs, garage side and rear patio
- ◇ 6' good neighbor fencing
- ◇ Choice of designer paint collections

Richly Detailed Interior Finishes and Features

- ◇ Designer selected interior finish packages
- ◇ Hardwood floors in all included main floor living areas
- ◇ Open rail staircases at main floor
- ◇ All windows and door casings wrapped in 3^{1/4}" millwork, 5^{1/2}" base molding - styles vary*
- ◇ 36" Gas fireplace with tile surround
- ◇ Pre-piped for central vacuum system

Classic Kitchens

- ◇ Kitchen layouts by our professional interior designer
- ◇ 5" engineered hardwood floors
- ◇ 3cm slab granite countertops with full height tile backsplash
- ◇ GE stainless steel appliances with gas range
- ◇ Built in GE microwave
- ◇ Stainless steel sink under mounted with single handle pull out faucet/sprayer
- ◇ Convenient under cabinet lighting
- ◇ 1/2 horsepower garbage disposal with chrome trim
- ◇ Ice maker water source in refrigerator space
- ◇ Enclosed pantry with wood shelving

Living Green - Energy Efficiency

- ◇ 96% High-efficiency, 160,000 btu tankless hot water heater
- ◇ High-efficiency ductless mini-splits providing heating and cooling
- ◇ Vented Rain Screen siding system to prevent moisture intrusion
- ◇ Tyvek® Home Wrap is used to keep the house air and water tight
- ◇ GE Energy Star® dishwasher
- ◇ Use of LED light bulbs and fixtures
- ◇ Premium insulation system exceeds standard code requirement; including blown in "Polar Blanket" insulation in the walls.
 - R-49 ceiling insulation (code = R38)
 - R-23 exterior wall insulation (code = R21)
 - R-30 ground floor insulation (code = R30)
- ◇ ENERGY STAR® Certified energy efficiency
- ◇ Open web floor trusses with all HVAC ducts within the condition space of the home
- ◇ Indoor air quality - Fresh air whole house ventilation system
- ◇ Efficient Ductwork - mastic sealed and protected during construction
- ◇ Low VOC adhesive, caulking and paint

*Per Plan