

FIFTY EIGHT NORTHEAST

Condominiums

Features List

Energy Efficiency Features

- Home features high efficiency ductless mini splits. Both heating & cooling are standard features. Each floor has its own dedicated system allowing for independently zoned heating & cooling. High efficiency vinyl windows outperform standard code. They reduce heat loss in the winter & heat gain in the summer by use of a Low-E coating, inert Argon gas & advanced framing technologies.
- House tightening measures help ensure the energy performance by reducing air infiltration in the thermal shell. This is done by sealing areas such as plumbing & electrical penetrations, caulking along the top & bottom exterior wall connections & spraying foam inside the rim joists.
- Polar Blanket Insulation: This blown-in wall insulation fills wall cavities completely, including the areas around pipes, cables & outlets where traditional, standard insulation cannot.
- High efficiency gas tankless water heater. Hot water, only when you need it. Saving you energy.
- High efficiency lighting: 100% of the sockets in this home feature LED, at least 10x longer than incandescent bulbs & using up to 75% less energy.
- GE ENERGY STAR® Qualified Dishwashers use 25% less energy & save about 1,000 gallons of water annually compared to a conventional model.
- Energy Performance Scores by the Energy Trust of Oregon give home buyers a way to comparison shop based on utility costs & the environmental impact of the home. It also gives home buyers a sense of how many energy upgrades were made to the house beyond what Oregon energy code requires, & how the home will compare to an average home built in Oregon.

Healthy Indoor Air

- Sherwin Williams® Certified Indoor Paints have almost no volatile organic compounds (VOC's) to off-gas during the curing process. This improves indoor air quality both during and after the construction process is complete. Sherwin Williams' paints are certified by an independent organization to meet requirements for product and company environmental responsibility.

Resource Efficiency & Environmental Responsibility

- Low-VOC exterior paint reduces air contamination caused by release of volatile organic compounds.
- Low-VOC Adhesives and/or caulking helps maintain indoor air quality by reducing off gassing of volatile organic compounds in the home.
- Medium-Density Fiberboard (MDF) Casework is made from recycled construction materials & bonded together with low toxic adhesives, some of which may be formaldehyde-free. It also has lower impact on forest timber.
- Vented Rain Screen is a method for siding installation that includes an air cavity drainage plane under the siding. This is the premier engineered weather resistive system for buildings in our climate. This system reduces the potential for moisture damage in wall cavities and reduces the requirement for caulking as a weather barrier.
- Composite Engineered Wood flooring support is made from, recycled wood, short-growth forests and off-cuts from the milling process. These materials dramatically reduce the demand on forest timber & eliminate many natural-wood problems.

Premium Construction Features

- Low maintenance Hardi Plank® primed siding with 30 year warranty
- Milgard high-efficiency vinyl windows in bronze
- 35 year composition roofing
- Single panel frosted glass front door
- Satin nickel entry set and deadbolt
- 2x6 framing double wall construction

Living Green

- ENERGY STAR® certified energy efficiency
- Low VOC adhesive, caulking, and paint
- Quartz countertops reduce off-gas
- LED light bulbs and fixtures throughout the home
- Argon gas filled windows with Low-E coating throughout home
- High efficiency tankless water heater
- Ductless mini-splits providing heating and cooling
- Vented rain screen siding to prevent moisture intrusion
- Air/water resistant permeable house wrap keeps the house air and water tight
- ENERGY STAR® dishwasher
- Premium insulation system exceeds standard code requirement; including blown-in polar blanket insulation in the walls

Distinctive Exteriors

- Modern style architecture
- Broomed finish concrete patio
- Two hose bibs, garage exterior and rear exterior

Richly Detailed Interior Finishes

- Designer selected interior finish packages
- 5" engineered hardwood floors in kitchen and living room
- Door casings wrapped in 3^{1/4}" millwork, 3^{1/4}" base molding
- Includes air conditioning (standard with the mini-split system)

Modern Kitchens

- Professionally designed kitchen layouts
- Quartz countertops with full tile backsplash
- Hardwood floors
- GE stainless steel appliances with gas range
- Stainless steel sink under-mounted to slab counters with Delta Trinsic pulldown faucet
- Convenient under-cabinet lighting
- 1/2 horsepower garbage disposal
- Ice maker water source in refrigerator space

Elegant Master Suites

- 36" wood cabinets
- Designer quartz countertops with quartz backsplash
- Two undermount rectangle sinks in white
- Chrome plumbing faucets
- Tile shower walls with tile pan and semi-frameless shower door
- Easy clean tile floors throughout bathroom
- Spacious walk-in closets with built-in shelving