

# Urban Vintage Included Features

## Distinctive Exteriors

- ♦ Classic Portland Vintage style architecture\*
- ♦ Milgard® efficiency vinyl windows with screens on all operable windows
- ♦ Brushed concrete driveways and walks
- ♦ 120 square foot concrete patio\*
- ♦ Professionally landscaped front and back yard
- ♦ Front/back yard irrigation
- ♦ 6' cedar stained fence
- ♦ Two hose bibs, garage side and rear patio
- ♦ Two weather resistant electrical outlets, one on garage side and one near rear patio

## Richly Detailed Interior Finishes and Features

- ♦ Designer selected interior finish packages
- ♦ Hardwood floors in all main floor living areas
- ♦ Dramatic coved arches and box beam ceilings\*
- ♦ Open rail staircases at main floor\*
- ♦ Custom art and furniture niches\*
- ♦ All windows and door casings wrapped in 3 1/4" millwork, 5 1/4" base molding - styles vary\*
- ♦ 36" Gas fireplace with tile surround and painted mantle flanked by built-in, open bookcases\*
- ♦ 5' Board & Batt wainscot in entry and stairway\*
- ♦ Entry bench with beadboard\*
- ♦ Pre-plumbed for air conditioning
- ♦ Pre-plumbed for central vacuum system
- ♦ Security system
- ♦ Structured wiring package: includes one structured wiring panel. One Cat5e Cable wired to the den, master bedroom, bonus room and great room. 1 RG6 cable wired to the master bedroom, bonus room and great room. 1 secure wireless access point located in the upper hallway (The Cat5e cable can be used for either phone or high-speed internet. RG6 coax locations can be used for distribution of cable TV, off-air TV, or satellite broadcast TV)

## Classic Kitchens

- ♦ Kitchen layouts by our professional interior designer
- ♦ 3 cm slab granite countertops with full height tile backsplash
- ♦ GE stainless steel appliances with gas range
- ♦ Built in GE microwave
- ♦ 36" and 42" height cabinets
- ♦ Round knob with cup pulls - variety of finishes available
- ♦ Stainless steel sink under mounted with single handle pull out faucet/sprayer
- ♦ Solid surface work center island \*
- ♦ 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 tankless hot water heater
- ♦ 95% forced air gas furnace with 7 day programmable digital thermostat
- ♦ Vented Rain Screen siding system to prevent moisture intrusion
- ♦ BlockIt® Home Wrap is used to keep the house air and water tight
- ♦ GE Energy Star® dishwasher
- ♦ High efficiency LED lighting
- ♦ 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 allowing HVAC ducting to be installed inside the home and not in the attic or crawl space
- ♦ Indoor air quality - Fresh air whole house ventilation system
- ♦ Efficient Ductwork - mastic sealed and protected during construction
- ♦ Low VOC adhesive, caulking and paint
- ♦ Granite and tile countertops reduce off-gas and promote sanitary surfaces

\* Per Plan