

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 programable 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