



RENAISSANCE HOMES

Signature Collection, Lake Oswego

INCLUDED FEATURES

Premium Construction Features

- Kiln Dried Lumber – moisture tested
- Low maintenance, 30 year warranty, HardiePlank® siding
- Milgard® high-efficiency vinyl windows with Argon Gas, painted bronze or espresso
- 35 year composition roofing
- Choice of 2 stylish front doors, painted wood with glass details
- 10' ceilings on main floor with 8' doors
- 2'x 6' frame double wall construction
- Steel garage doors
- Floor systems are engineered 25% above code creating more solid, quieter floors

Renaissance Advantage

- Indoor air quality – Fresh air whole house ventilation system
- Efficient ductwork – mastic sealed and protected during construction
- Sealed chipboard reduces indoor air contaminants
- Low VOC adhesive, caulking and paint
- Tile countertops and floors in hall baths reduce off-gas and promote sanitary surfaces
- 25,000 BTU gas fireplace including fan
- 13 seer Air Conditioning unit included with energy efficient digital thermostat
- Polar Blanket blow-in wall insulation for superior insulating value plus added caulking and foam sealant to minimize air infiltration
- Open web floor truss system allowing HVAC ducting to stay within conditioned space of home
- Renaissance Rain Screen siding system with vertical wood batts behind the siding virtually eliminates long term moisture problems
- 96% 199,000 BTU tankless water heater

Energy Efficiency

- Tankless hot water heater w/ recirculating hot water pump
- 95 percent forced air gas furnace with energy efficient digital thermostat
- BlockIt® HomeWrap® is used to keep the house air and water tight
- High-efficiency LED lighting throughout the home
- Premium insulation system exceeds standard code requirement
 - R-49 ceiling insulation
 - R-23 exterior wall insulation
 - R-30 ground floor insulation
- Gas fireplace includes electronic ignition eliminating a constantly burning pilot light

Personal Convenience

- Pre-piped for central vacuum system
- Re-circulation pump for hot water
- 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)
- Steel garage doors with opener and two remotes
- Laundry sink included

Distinctive Exteriors

- Milgard® high-efficiency painted vinyl windows with screens on all operable windows
- Exposed aggregate driveways
- Professionally landscaped front and rear yard with expandable sprinkler system and timer
- Natural stone column wraps*
- Extensive dark wood window wrap on all windows*
- Two hose bibs
- Two weather resistant electrical outlets
- Designer selected paint palettes
- Stained cedar backyard fence
- Metal roof detail*

Richly Detailed Interior Finishes

- Hardwood floors in foyer, great room, powder bath, kitchen, breakfast nook and dining rooms
- Dramatically detailed ceilings*
- Choice of brushed nickel, oil rubbed bronze, black or chrome hardware throughout
- 42" gas fireplace with fan
- Squared off sheetrock corners
- Several choices of designer lighting collections in brushed nickel, oil rubbed bronze, black or chrome
- Rocker light switches and recessed lighting
- All windows wrapped in 3 1/4" millwork on interior, 7 1/4" base molding on main floor. 5 1/4" on second floor.

Classic Kitchens

- 3 cm Slab granite countertops
- Professional style appliance package
- Custom Cabinets - Numerous door styles, paint and stain choices with extensive selection of knobs & pulls, doors have soft-close feature
- Stainless steel undermount sink with Delta faucet
- Convenient slab granite oversized center island
- Convenient under cabinet lighting
- 1/2 horsepower garbage disposal with chrome sink drain trim
- Enclosed walk-in pantry with wood shelving*

Elegant Master Suites

- Full 3 1/4" wood wrapped mirrors over vanities
- 3 cm slab granite countertops, tile backsplashes and undermount sinks
- Oversized walk-in showers with mud-set tile floors semi-frameless glass enclosures and designer tile walls
- Luxurious soaking tub
- Easy clean ceramic tile floors throughout bathroom
- Plumbing faucets by Delta® in choice of 3 finishes (chrome, brushed nickel, or oil rubbed bronze)
- Spacious walk-in closets with built in shelving
- Linen storage