



Right Price
Right Builder
Right Now

INCLUDED UPGRADES

- ◆ Vaulted Ceilings in Main Living Area (Per Plan)
- ◆ Kwal Howell 3 Tone Paint
- ◆ Knotty Alder Wood & Iron Handrails
- ◆ Patio Doors with Blinds
- ◆ Designer Wood Window Sills
- ◆ Contemporary Lighting Package
- ◆ Ceiling Paddle Fans
- ◆ All Nickel or ORB Hardware Throughout
- ◆ Tile Floors Baths, Laundry
- ◆ Choice of Tile or Manufactured Hardwood in Kitchen, Dining & Entry
- ◆ Cultured Marble or Tile Tub & Showers
- ◆ Grand Bath with Jetted Garden Tub
- ◆ Glass and ORB/Nickel Shower Door Frame
- ◆ Upgraded Plumbing Fixtures
- ◆ Stainless Steel on Black Range Appliances
- ◆ Upgraded Staggered Knotty Alder Cabinets
- ◆ Recessed Lighting
- ◆ Granite Countertops with Under Mounted Sinks in Kitchen, Laundry and all Bathrooms
- ◆ Garbage Disposal
- ◆ Cheyenne or Craftsman Style Doors
- ◆ R-50 Blown-In Insulation in Ceilings
- ◆ R-15 Blown Wall Insulation
- ◆ R 19 Basement Draped Walls (8' High)
- ◆ 90% Efficient Furnace, Central Air Conditioning
- ◆ 50 Gallon Water Heater
- ◆ Pex Freeze Resistant Piping
- ◆ Stone or Brick Wainscot (Per City)
- ◆ Two Garage Doors Openers
- ◆ Cabinets above Washer & Dryer

OTHER INCLUDED UPGRADES

- ◆ Dishwasher, Microwave, and Gas or Electric Stove
- ◆ Cooktop / Double Oven (as Per Plan)
- ◆ Kitchen Snack Bar or Island (Per Plan)
- ◆ Crown Molding on Upper Cabinets
- ◆ Hidden Adjustable Cabinet Door Hinges
- ◆ Adjustable Shelving with Melamine Finish
- ◆ Water Line for Fridge
- ◆ Large Pantry (Many Plans)
- ◆ GFCI Safety Outlets
- ◆ Elongated Toilets
- ◆ Extra Wide Vanity Mirrors
- ◆ Cabinets & Hardware (Same as Kitchen)
- ◆ Privacy Locks
- ◆ Toilet Closet in Master Bath (Per Plan)
- ◆ Covered Entry (Per Plan)
- ◆ Electrical Doorbell
- ◆ Front Exterior Lighting (Switched)
- ◆ Accessible Coat Closet (Per Plan)
- ◆ High Efficient Gas Fireplace with Blower
- ◆ Direct Garage Access
- ◆ Rounded Corners
- ◆ Phone & TV Jacks
- ◆ Designer Base 5 1/2, 3 1/2 Casings with Traditional or Craftsman Style
- ◆ Quality Carpet and Pad
- ◆ Textured Walls & Ceilings
- ◆ Full Stucco with Front Pop-outs (6")
- ◆ High Quality 30 Year Architectural Shingles
- ◆ Locks & Deadbolts on All Doors
- ◆ Full Coverage Rain Gutters over Concrete Areas
- ◆ Vented Attics
- ◆ One Window in Garage
- ◆ Large Basement Windows
- ◆ Exterior Designer Lighting
- ◆ Custom Plastering on Foundation
- ◆ Freezeless Hose Bibs (1 Front/1 Back)
- ◆ Sprinkler Pipe Sleeve under Driveway
- ◆ 2 Water Proof Exterior Outlets
- ◆ Insulated Double Pane Low-E Vinyl Windows
- ◆ Digital Thermostat
- ◆ Insulated Exterior Doors
- ◆ Weather Stripping Around All Exterior Doors
- ◆ Adjustable Threshold on All Exterior Doors
- ◆ Expanding Foam Sealant for Windows/Doors
- ◆ Water Conservations Toilets & Showers
- ◆ Natural Gas to Furnace, Water Heater & Fireplace
- ◆ Footing & Foundation with Rebar
- ◆ Earthquake Strapping
- ◆ Foundation Treated for Termites
- ◆ 3/4" Tongue & Groove Flooring
- ◆ 11 7/8" TJI Silent Flooring
- ◆ Clips on roof Sheeting for Added Strength
- ◆ Fully Sheet Rocked, Garage
- ◆ 7/16" Exterior Wall Sheathing
- ◆ 6/12 Pitch Roof Minimum
- ◆ Rough-in Basement
- ◆ Screens for all Windows
- ◆ Smoke & CO Detectors
- ◆ 150 Amp Electrical Panel
- ◆ Interior Main Breaker Panel in Basement
- ◆ Electrical Cooper Wiring
- ◆ Cold Storage under Front Porch (Per Plan)
- ◆ Rear Redwood Landing and Stairs
- ◆ Hearthstone Designs or Landform Floor Plans
- ◆ Garage Floor Doweled into Concrete with Rebar