

# STANDARD FEATURES



## Floor Plans:

**ALBATROSS (left)** – 2,086 sq. ft. 1 story, 3 bedroom, 2.5 bath

**ALBATROSS (right)** – 2,086 sq. ft. 1 story, 2 bedroom, 2.5 bath, study

**THE NINETEENTH HOLE** – 2,093 sq. ft. 1 story, 3 bedroom, 2.5 bath

**THE TURN** – 1,913 sq. ft. 1 story, 2 bedroom, 2.5 bath, study

**PINE MARTEN (left)** – 2,874 sq. ft, 2 story, 3 bedroom, 3.5 bath, den/office

**PINE MARTEN (right)** – 2,931 sq. ft. 2 story, 4 bedroom, 3.5 bath, den/office

*All plans have oversized two car garages, some with cart storage.*

## Exteriors:

- 8" tight knot cedar siding with 4" and 8" exposure  
Hardi-plank horizontal lap siding;
- 8 foot three-panel knotty alder stained entry door with clear glass side light(s);
- Covered entry and rear patio with heavy timbers and tongue and groove ceiling;
- Dual pane energy efficient Pella vinyl windows in almond;
- Tumbled paver driveway, walkway, entry porch and back patio;
- Limited Lifetime Warranty CertainTeed Landmark Series shingle roof;
- Double car garage door with opener.

## Interiors:

- Vaulted/raised ceilings in selected areas, with remaining ceilings at 10 ft.;
- 8' tall three-panel knotty alder solid-core doors downstairs, 6'8" tall doors upstairs;
- Carpet in bedrooms, office and closets with 8# pad;
- Hardwood flooring in entry, living, dining, kitchen, pantry and powder room;
- 36" Square or 42" Rectangular Gas fireplace with a tile face;
- Emtek door hardware in various styles and finishes;
- Moen faucets, bath accessories and shower trim in brushed nickel or chrome finish;
- Painted baseboard and trim package.

## Gourmet Kitchens:

- Knotty alder cabinets with shaker panel doors in several paint or stain finish options;
- Quartz countertops with full height decorative tile backsplash;
- JennAir 5-burner cooktop with matching JennAir hood;
- JennAir 30" stainless steel wall oven and microwave combination;
- JennAir energy efficient, quiet multi-cycle stainless steel dishwasher;
- Under counter composite granite Blanco single bowl sink in a variety of colors;
- Single-handle Moen pullout faucet with matching soap dispenser;
- Refrigerator opening pre-plumbed for icemaker;
- Under cabinet LED lighting for kitchen countertops.



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### Luxurious Bathrooms:

- Quartz countertops in all bathrooms and laundry room;
- Designer tile flooring;
- Recessed shower pans in the master bathroom to avoid steps into shower;
- Tile shower pans and full height walls in showers using traditional mud-set technique;
- European 3/8" frameless glass shower enclosure in master bath;
- Moen faucets throughout;
- Kohler toilets;
- Undermount sinks in baths, decorative sink in powder room;

### Efficiency and Comfort:

- Forced-air natural gas 95% efficient American Standard heating system with an American Standard air conditioner;
- Energy efficient 75-gallon natural gas hot water heater;
- Continuous hot water circulating system for quick hot water throughout the home;
- Fully insulated exterior walls, ceilings, underfloor and common walls exceeding code where possible. Blown in blanket system on exterior walls to minimize heat loss;
- Insulated interior walls at master bedroom, all bathrooms and laundry room;
- Frost-free hose bibs;
- Gas BBQ stub out on back patio;
- Pre-wired for cable and phone/computer (CAT 5) lines;

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**Architect** • John Muir

**General Contractor** • 1925 Associates LLC, Bend, Oregon

*In our continuing effort to meet customer expectations we reserve the right to modify plan specifications and prices without notice or obligation. All dimensions and sizes are approximate. All illustrations are an artist's concept for use as a general guide and not intended as legal representation of the property. **September, 2021.***