



Edgewood Twin Homes

Standard Design and Features

Exterior

last updated 9/02/2016

- 2 x 6 exterior wall framing
- Stucco exterior finishes.
- 2 car garage, taped and painted
- 8 x 16 garage door
- Garage door opener with 2 remotes
- 30 year architectural asphalt shingle roof
- Rain gutters
- Outdoor lighting on front and back of home
- Motion activated spot lights over garage
- Convenient weatherproof outlets located by exterior doors.
- Fully landscaped (maintained by the HOA)
- Main level wall insulation R-19, ceiling R-38
- Low-E energy efficient windows throughout
- Dead bolts on exterior hinged doors
- Address plaque
- Foundation and Downspout Drains
- Exterior Patio
- 2 exterior hose bibs

Flooring

- \$7,500 Allowance
- Work with our design specialist
- Thousands of options to meet any need.
- Allowance based on tile or wood in entries, kitchen, laundry, bathrooms, and carpet in balance of house.

Kitchen

- Granite countertops 3CM
- Under mounted stainless steel sink - 50/50
- Level knotty alder cabinets in kitchen
- Solid wood dove tail drawers mounted on life time blum soft close slides & hinges
- Water line to refrigerator
- Storage Pantry
- Recessed canned lights
- Faucet with separate pullout sprayer
- Appliances (standard white or black)
 - Dishwasher
 - Disposal
 - Electric solid surface range
 - Range hood/microwave with carbon filter venting
 - Gas supply provided to range

Master Bedroom

- In-suite bathroom with:
 - Oversized garden tub in master bath (per plan)
 - Granite countertops with under mounted sinks
 - Knotty alder cabinets in master bath
 - Separate walk-in shower
- Walk-in closet with space-saver built-in shelving
- Tray Ceiling with optional indirect lighting

Interior

- Knotty alder cabinets, granite counter tops, under mounted sink in main floor bath
- Solid wood Mantle with Gas Fireplace
- 19 Foot High Family Room Ceiling with Tray, and optional indirect lighting
- Quality elongated toilets
- Cultured marble tubs and shower surrounds
- Two tone paint throughout
- Smooth drywall finish
- Alder stair railing with metal balusters
- Choice of doors styles with brush nickel knobs and hardware
- Decorative style baseboards and door casings
- Quality Moen plumbing fixtures
- Quality lighting fixtures (\$1,500 allowance)
- Telephone and cable TV -jacks in each bedroom
- Cable TV jack in family room areas
- 2 internet jacks
- 40 gallon energy efficient water heater
- 90% Efficient furnace with 2.5 ton 13 seer A/C Unit
- Rounded corners
- 9 foot main floor ceilings
- Vaulted ceilings as per plans
- Oversized clothes closets with cubbies
- Ceiling fan in master, family room, loft, and 1 upstairs bedroom
- Recessed canned lights in family room
- I-joint floor system
- Designer window sills and moldings
- Engineered 2 X 6 sound wall with blown in cellulose insulation

Other Items

Hassel-free maintenance and amenities (\$155.00 HOA fee per month)

- All yard and common area maintenance (except snow removal)
- Exterior Building and Roof maintenance
- Building Insurance including earthquake insurance
- 1 year builder warranty

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