

EXTERIORS

- Hardie plank fiber-cement siding and Hardie trim
- Shake, board & batten, shutters, decorative posts & beam-end details (*per plan*)
- Architectural composition roofing (*color TBD*)
- Covered front porch/entry (*per plan*)
- Decorative stone at front elevation (*location TBD*)
- Covered lanai/patio (*per plan*)
- Fiber glass/wood entry door with decorative handle set & dead bolt
- Milgard brand vinyl windows (color, size, style and grid pattern by builder)
- Wood trim detail & grids on windows on front & street side elevations
- Insulated steel garage door
- Exposed aggregate concrete driveway, walk & patio (*size TBD*)
- Professional landscaping front & back yard with irrigation
- Wood fencing at backyard with gate
- 3 color Sherwin Williams semi-gloss painted exteriors

INTERIORS

- 9ft ceilings on lower floor and 8ft upper, vaults per plan
- Full cased windows on lower floor with board or molded trim design, window sills with apron detail & rounded corners on upper floor
- 2 panel Carrera doors with bronze/satin hardware
- Open railing detail at stairs (*location per plan*)
- Hardwood flooring at entry, kitchen, nook & other locations specific to plan
- 30" Gas fireplace with mantel & tile/stone details (*raised hearth detail available on some plans*)
- Decorative millwork details including mirror wraps, crown molding & cased openings (*locations by builder and varies per plan*)
- Coffered ceiling in master bedroom (*plan specific*)
- Rounded sheetrock corners throughout
- Wood shelving in master walk-in and pantry (*per plan*)
- Nickel colored wire shelving in closets
- Oil rubbed bronze/chrome/satin nickel finishes on plumbing fixture & lighting

KITCHENS

- Solid granite/quartz counters in designer finishes & colors
- Decorative pendant lighting over island (*per plan*)
- Kitchenaid brand stainless steel appliances including gas range, micro/hood & dishwasher
- Full height tile backsplash with under cabinet lighting
- Custom cabinetry design in a variety of door style & finishes featuring wood drawers, full extension drawer guides, crown molding, "slow close" mechanisms & recycle center
- Under mount stainless steel sink with pull out faucet, soap dispenser & disposal with air-switch

BATHROOMS

- Tile flooring & base in all "full" baths
- Tile counter tops
- Soak tub in master bath w/ tile walls & shampoo/soap alcoves
- Glass shower doors
- 36" vanity cabinetry in master
- Self-rimming sinks in master and powder baths
- Elongated/ADA height bowl toilets
- Bronze/chrome finish on plumbing fixtures throughout
- Large vanity mirrors with wrapped casement detail in master and powder
- Timer mechanisms for bath fans

TIMBERLAND "HIGH PERFORMANCE HOME"™

CONSTRUCTED FOR COMFORT & ENERGY EFFICIENCY, HOMES WITH THIS OPTION ARE BUILT ABOVE BUILDING CODE STANDARDS

- 93% efficient gas furnace (90% is code)
- R49 insulation in the attic, R38 in sloped areas (R-38 is code)
- R23 blown-in exterior walls (R21 batten is code)
- U-0.30 or better windows (.35 is code)
- 95% efficient Tank-less hot water heater at .82 or better (.59 is code)
- 80% CFL or LED light bulbs throughout (50% is code)
- Network ready programmable thermostat
- Ultra quiet bathroom fans with timers
- Mastic Sealed ductwork
- Enhanced construction methods recognized by unbiased third party testing & verification
- Energy Performance Score (EPS) rating issued by Energy Trust Oregon

CONVENIENCE FEATURES

- One year Builder warranty with additional Residential Warranty Corporation 10 year structural warranty
- Prewired audio zones
- Low Voltage panel w/COAX, phone & CAT5 at convenient locations
- 2 frost free exterior faucets
- Garage door opener with keypad and 2 remotes
- Hardwired smoke & carbon monoxide detectors
- Plumbed for central vacuum system
- LED stairwell lighting
- Ceiling fans in master bedroom & great room (*per plan*)
- AC ready electrical prewire