



High Valley Ranch Specification List

Interior Features

Random length wide plank engineered Hardwood flooring in Entry, Kitchen, Nook and Dining Room. Auburn Stained Alder Kitchen Cabinets with 36 inch uppers, flat panel door and large crown molding. Additional stains avail. Square drywall corners on main floor. Dramatic interior vaults, raised plate lines, volume interiors, open two story foyers. Painted Millworks and Door Casings. Painted Window sills on Main Floor. Painted 3 ½ inch Base on main floor. Painted Window Sills on second floor Bedrooms and Bonus Rooms. Painted 3 ½ inch Base on second floor. Painted Door Jams and 3- ¼ Casings. Interior door choice is 2 panel.

Custom Guard Rail Stained Handrail Half wall with painted wall caps at top of stair landings. Easy care no wax vinyl flooring in Laundry Room and Upper Hall Bath Room. Ceramic Tile Floors in Master Bath Master, Main & Powder Room Tile Counter Tops, Rectangular Counter Sinks. One piece bath/shower in upper hall bath. Hall bathroom flooring is vinyl. Master bath features tile shower Deco Tile. Master bath Bathroom plumbing faucets are Chrome Finish

White Interior Paint by Sherman Williams
Shell white Millwork Paint by Sherman W.

Exterior Features

Steep roof pitch designs to enhance street appeal.
8 inch wood grain Hardi Plank Siding.
30 year architectural composition roofing.
1" x 8" Fascia behind gutters
Fiberglass Entry Door with Glass Panel and Brushed Chrome Hardware.
Exposed aggregate concrete driveways and 4 foot wide entry walks.

Front yard landscaping with high quality shrubbery and tree selection.

Energy Features

Dual pane vinyl windows by Ply-Gem
2' x 2' Skylight in Master Bath.
2" x 6" Exterior wall construction with R-21 insulation, R-30 floor insulation, and R-49 ceiling insulation.
Natural Gas 95 % forced air high efficiency furnace.
50 gallon Gas Energy Saving Water Heater.
Great Room Gas Fireplace with electric wall starter switch.

Luxury Kitchen Details

Auburn Stained Alder Kitchen Cabinets, 36 inch uppers, flat panel doors, with large Crown Molding. Other Cabinet wood material is available as an option.

Pantry in Cabinet see plan.
Functional kitchen design with center work island.

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Carpet Features

Duraweave 32 ounce 100 % Nylon Stain Resistant Carpet.

6 Pound Carpet Pad
Upholstered Carpet on Stairs.
Door Hardware to be Brushed Chrome

Electrical Wiring Features

Six pre-wired outlets for cable Television.
Four computer data ports.
On Q service Panel for Cable TV, Telephone, and Data service connections.

Pre-wired for electric garage door openers.
Wiring and timer for Whole House Fresh Air Circulation System.

Kitchen Details

3 cm Slab Granite Kitchen Counter Tops
Tile Back Splash up to Cabinets
GE Stainless Steel Appliances.
GE Profile 4 burner Gas Range Oven
GE Profile Oven Microwave above range
GE Profile Dishwasher.
Kitchen faucet Delta pull-out handle and spray Chrome color.
1/3 Horsepower Disposal.
Plumbing for Refrigerator Ice Maker
Under Mounted Single Kitchen Sink

Date: March , 2018

Ask about our 2 Year Limited Warranty, our Customer Service Program and the Optional Upgrades you can choose. We allow our customers the flexibility to choose the features they want in their homes. Due to our continued effort to improve our product, all information contained herein is subject to change.