

TEN EYCK RIM

CUSTOM TOWNHOMES BY TOM ORTH CONSTRUCTION, INC

This development features 18 custom-built attached homes with two distinctive floorplans, offering nice amenities, fenced yards, and fully landscaped surroundings. These turnkey homes are ready for new buyers providing a wonderful living opportunity. The blend of thoughtful design, craftsmanship, and convenient amenities makes this project an attractive option for those looking to call Sandy home.

List of Lots/Homes and Prices

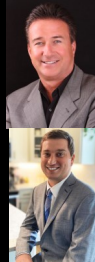
| LOT | PRICE | ADDRESS | PLAN | LEVELS | SQ FT | BED/BATH | GAR-AGE | EST. COMPLET | STATUS* |
|-----|-----------|-------------------|------|--------|-------|----------|---------|--------------|--------------|
| 1 | \$494,950 | 39815 Pleasant St | A | 2 | 1,534 | 3 / 2.5 | 1 | 100% | Active |
| 2 | \$494,950 | 39805 Pleasant St | A | 2 | 1,534 | 3 / 2.5 | 1 | 100% | Active |
| 3 | \$494,950 | 39795 Pleasant St | A | 2 | 1,534 | 3 / 2.5 | 1 | 4/1/24 | Active |
| 4 | \$494,950 | 39785 Pleasant St | A | 2 | 1,534 | 3 / 2.5 | 1 | 4/1/24 | Active |
| 5 | \$494,950 | 39775 Pleasant St | A | 2 | 1,534 | 3 / 2.5 | 1 | | Coming Soon! |
| 6 | \$494,950 | 39765 Pleasant St | A | 2 | 1,534 | 3 / 2.5 | 1 | | Coming Soon! |
| 7 | \$494,950 | 39755 Pleasant St | A | 2 | 1,534 | 3 / 2.5 | 1 | | Coming Soon! |
| 8 | \$494,950 | 39745 Pleasant St | A | 2 | 1,534 | 3 / 2.5 | 1 | | Coming Soon! |
| 9 | \$ | 39735 Pleasant St | B | 2 | | 3 / 2.5 | 1 | | |
| 10 | \$ | 39725 Pleasant St | B | 2 | | 3 / 2.5 | 1 | | |
| 11 | \$ | 39800 Hood St | C | 3 | 1,669 | 3 / 2.5 | 1 | | |
| 12 | \$ | 39810 Hood St | C | 3 | 1,669 | 3 / 2.5 | 1 | | |
| 13 | \$ | 39820 Hood St | C | 3 | 1,669 | 3 / 2.5 | 1 | | |
| 14 | \$ | 39830 Hood St | C | 3 | 1,669 | 3 / 2.5 | 1 | | |
| 15 | \$ | 39840 Hood St | C | 3 | 1,669 | 3 / 2.5 | 1 | | |
| 16 | \$ | 39850 Hood St | C | 3 | 1,669 | 3 / 2.5 | 1 | | |
| 17 | \$ | 39860 Hood St | C | 3 | 1,669 | 3 / 2.5 | 1 | | |
| 18 | \$ | 39870 Hood St | C | 3 | 1,669 | 3 / 2.5 | 1 | | |

www.TheMikeAgeeTeam.com

SCAN FOR MORE INFO



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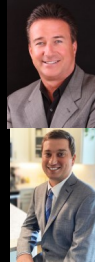


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Plat Map



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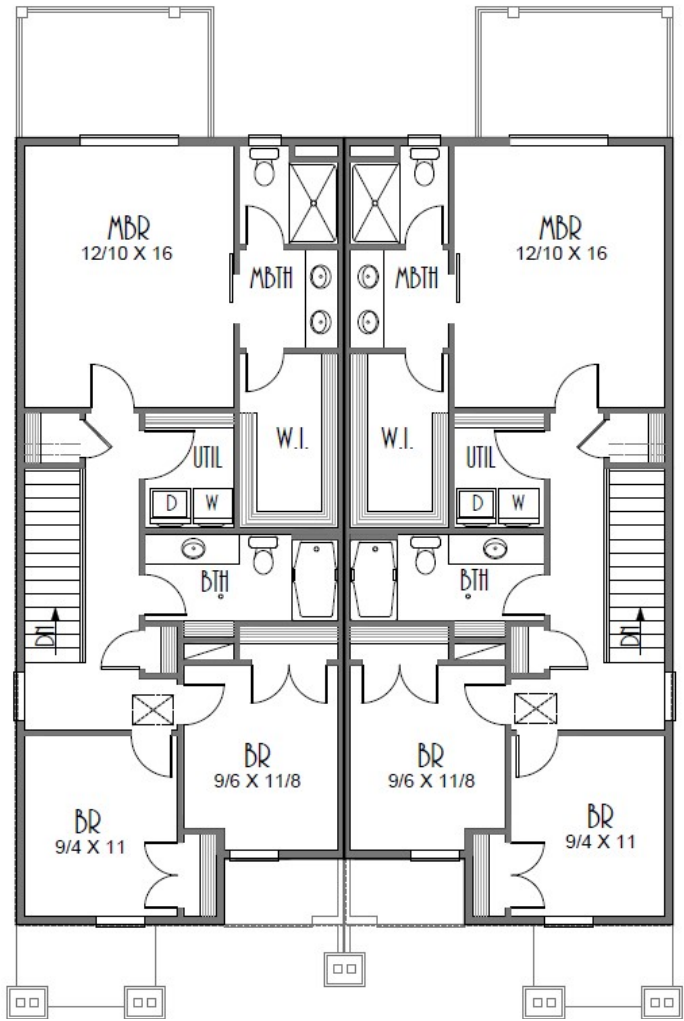
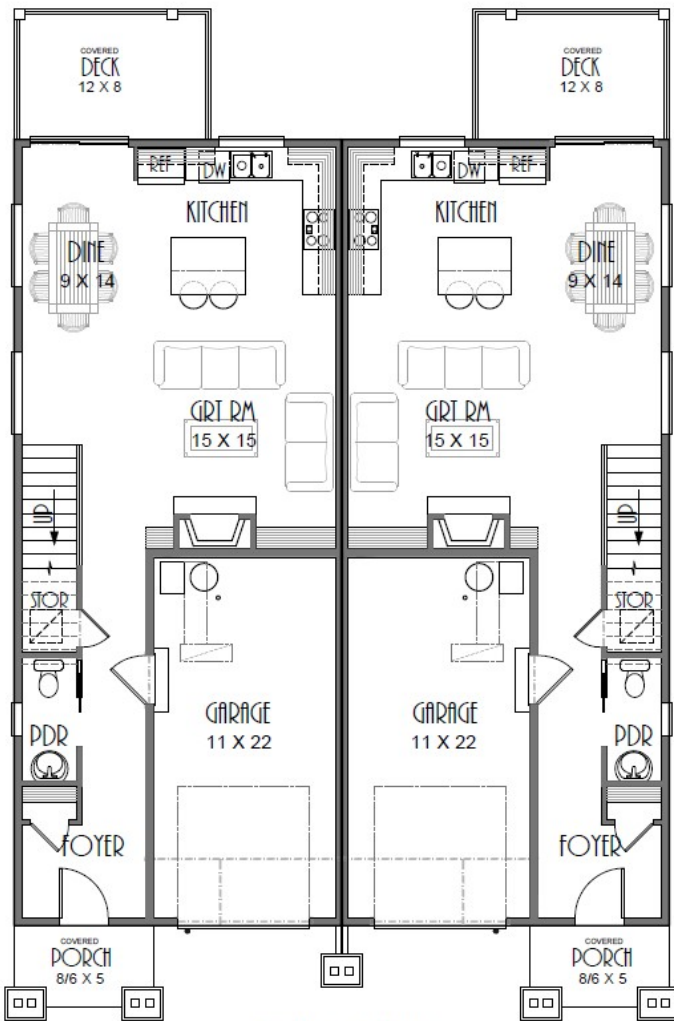
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TEN EYCK RIM

FLOORPLAN A

| | |
|--------------|-------|
| Square Feet: | 1,534 |
| Bedrooms: | 3 |
| Bathrooms: | 2 1/2 |
| Garage: | 1 car |



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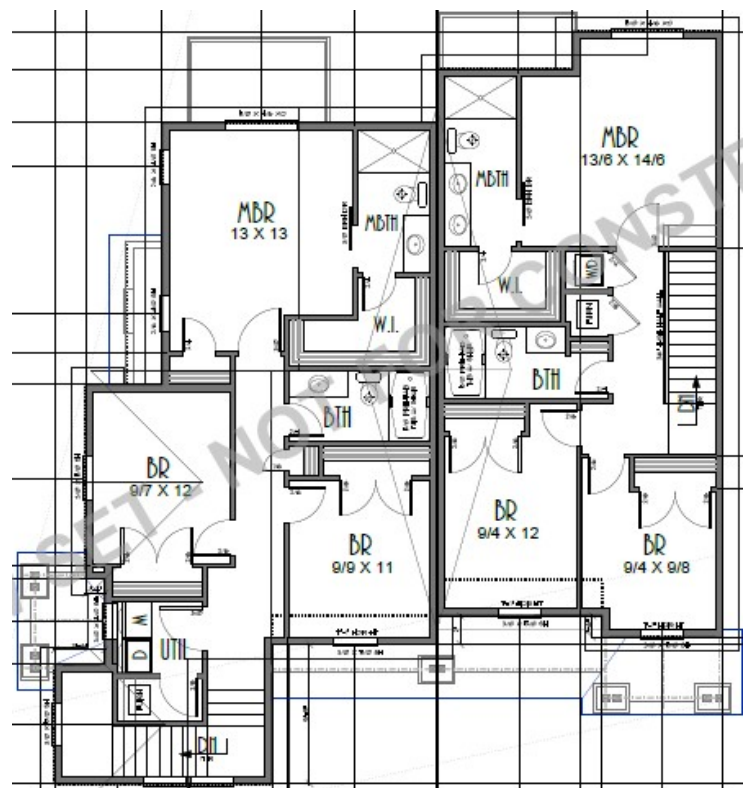
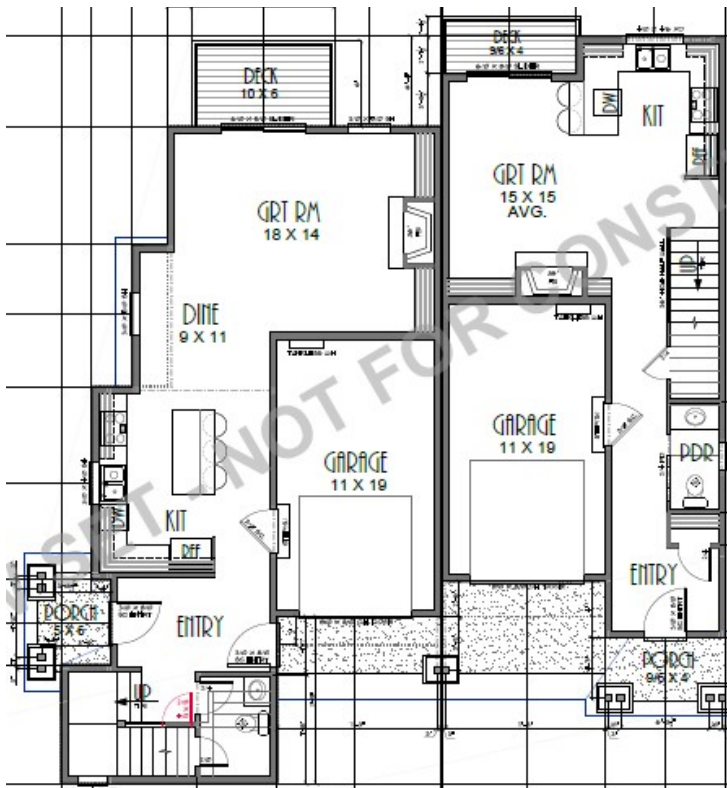
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TEN EYCK RIM

FLOORPLAN B

| | |
|--------------|-------|
| Square Feet: | |
| Bedrooms: | 3 |
| Bathrooms: | 2 1/2 |
| Garage: | 1 |



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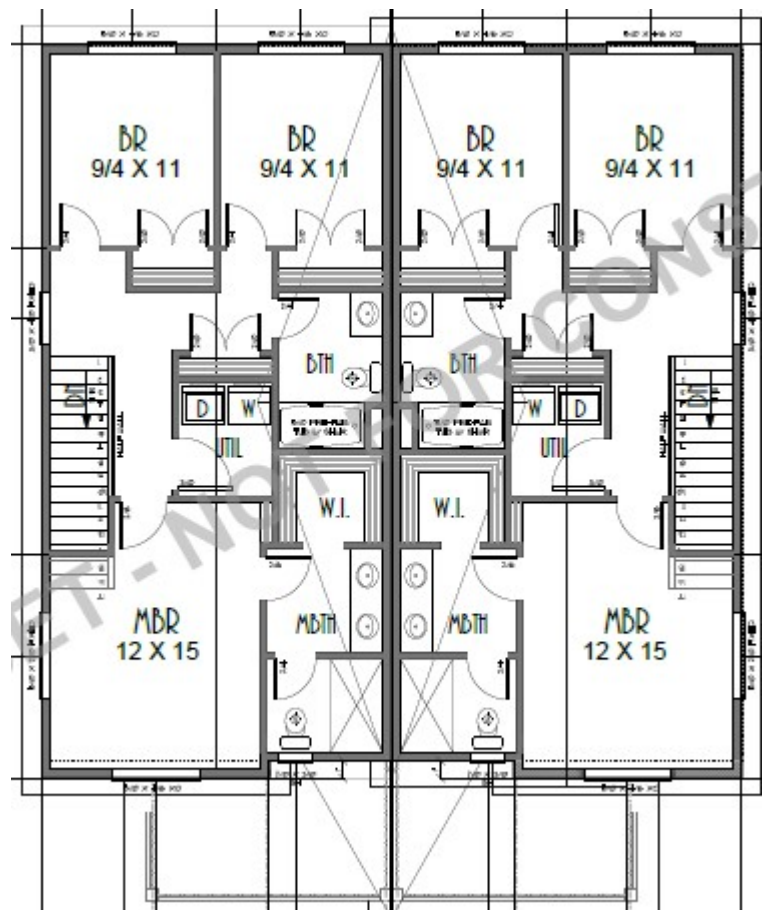
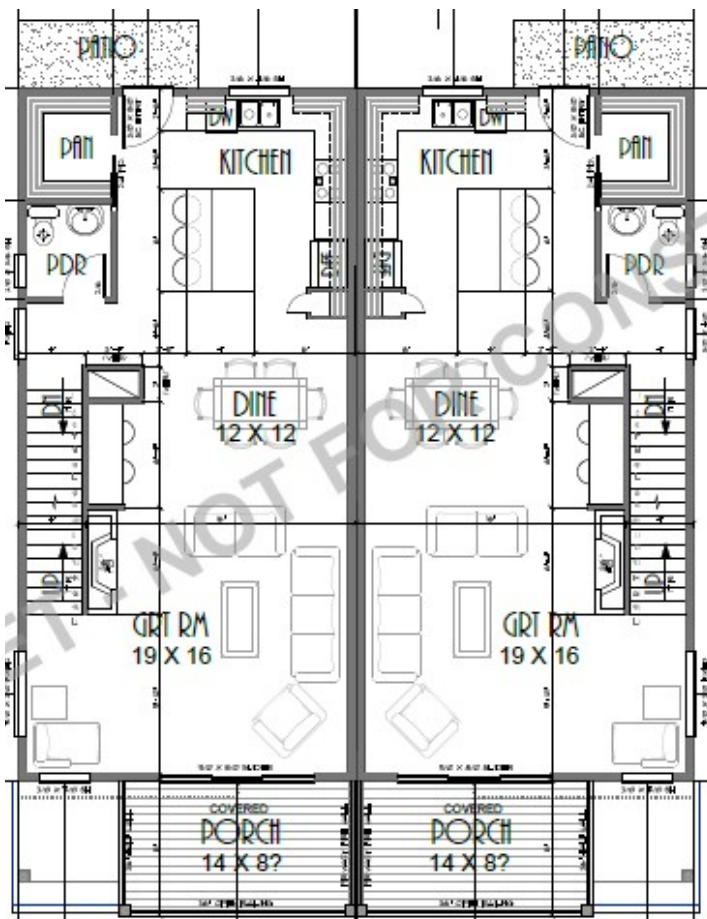
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TEN EYCK RIM

FLOORPLAN 3

| | |
|--------------|-------|
| Square Feet: | 1,669 |
| Bedrooms: | 3 |
| Bathrooms: | 2 1/2 |
| Garage: | 1 |



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STANDARD FEATURES:

- ⇒ LVP Flooring-location plan specific.
- ⇒ Gas Fireplace w/remote upgrade
- ⇒ Tile surround gas fireplace
- ⇒ Vaulted Ceilings on some plans
- ⇒ LVP in Baths & Utility
- ⇒ Painted Interior Trim & Raised Panel Doors
- ⇒ Kwikset Interior Door knobs
- ⇒ Cabinets painted or stained per plan
- ⇒ Soft close cabinet doors & drawers
- ⇒ Quartz Countertops w/full height subway tile backsplash
- ⇒ Stainless Steel Frigidaire Gallery Appliances
- ⇒ Plumbing for Refrigerator Icemaker
- ⇒ Black Matte Plumbing fixtures
- ⇒ Designer Pull-out Kitchen Faucet w/soap dispenser
- ⇒ Custom Light Fixtures
- ⇒ Rocker-style Light Switches
- ⇒ 9 ft ceilings & 8 ft doors on main floor
- ⇒ Barn door in Master bedroom
- ⇒ 90° curved Drywall Corners
- ⇒ Shelving in Closets
- ⇒ Garage Door Opener
- ⇒ Insulated Garage Door
- ⇒ Garage Walls Sheetrocked, Fire taped & Painted
- ⇒ Efficient Forced Air Gas Furnace
- ⇒ Pre-wired for A/C
- ⇒ 50 gallon NW Natural Gas Water Heater
- ⇒ Energy Package meets or exceeds Oregon State Energy Code
- ⇒ Energy efficient Milgard Lifetime Windows
- ⇒ Full wrapped windows
- ⇒ Rear Deck low maintenance Trex Deck with metal railing
- ⇒ Architectural Grade Roof, Lifetime Composite Textured Shingles
- ⇒ Exterior Wall Framing (2x6)
- ⇒ Suitable Wall and Ceiling Insulation (ceilings R49, Walls R21, Floors R38)
- ⇒ Underground Utilities
- ⇒ Two Exterior Faucets
- ⇒ Fiberglass Entry Door
- ⇒ Kwikset Door Hardware w/Smartkey Technology
- ⇒ Front & rear yard landscaping
- ⇒ Fully fenced rear yard
- ⇒ Exterior with stone accents & timber framed entries
- ⇒ Metal roof accents

UPGRADES AVAILABLE:

- ⇒ Central A/C: \$2,850
- ⇒ Stairs from decks: \$2,500
- ⇒ Matching Fridge: \$1,500

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