

# TEN EYCK RIM MIDDLE HOUSING

## CUSTOM HOMES 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

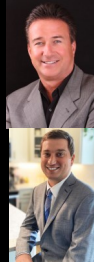
LOT	PRICE	ADDRESS	LEVELS	SQ FT	BED/BATH	GARAGE	EST. COMPLET	STATUS*
1	\$454,950	39815 Pleasant St	2	1,534	3 / 2.5	1	100%	
2	\$459,950	39805 Pleasant St	2	1,534	3 / 2.5	1	100%	
4	\$454,950	39785 Pleasant St	2	1,534	3 / 2.5	1	100%	<b>Active</b>
5	\$459,950	39775 Pleasant St	2	1,534	3 / 2.5	1	100%	<b>Active</b>
6	\$459,950	39765 Pleasant St	2	1,534	3 / 2.5	1	100%	<b>Active</b>
7	\$459,950	39755 Pleasant St	2	1,534	3 / 2.5	1		<b>Coming Soon!</b>
8	\$459,950	39745 Pleasant St	2	1,534	3 / 2.5	1		<b>Coming Soon!</b>

[www.TheMikeAgeeTeam.com](http://www.TheMikeAgeeTeam.com)

SCAN FOR MORE INFO



**IMPORTANT DISCLAIMER:** All information is deemed reliable, but is not guaranteed. Rendering is representative of general appearance of home. All floor plans and elevations are artist's conception. Builder reserves the right to change elevations, specifications, materials and pricing without prior notice. Variations within the floor plans may exist. Prices and completion dates are subject to change at any time due to builder's changes during course of construction.



**Mike Agee, Broker**  
503-504-2499  
[mikeagee@msn.com](mailto:mikeagee@msn.com)

**Michael Agee II, Broker**  
503-309-9138  
[Michael.agee@outlook.com](mailto:Michael.agee@outlook.com)

**RE/MAX**  
ADVANTAGE GROUP

13220 SE 172nd Ave Suite 172  
Happy Valley OR 97086  
503-573-8144

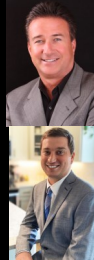


# TEN EYCK RIM MIDDLE HOUSING

## Plat Map



**IMPORTANT DISCLAIMER:** All information is deemed reliable, but is not guaranteed. Rendering is representative of general appearance of home. All floor plans and elevations are artist's conception. Builder reserves the right to change elevations, specifications, materials and pricing without prior notice. Variations within the floor plans may exist. Prices and completion dates are subject to change at any time due to builder's changes during course of construction.



**Mike Agee, Broker**  
503-504-2499  
mikeagee@msn.com



**Michael Agee II, Broker**  
503-309-9138  
Michael.agee@outlook.com

**RE/MAX**  
ADVANTAGE GROUP

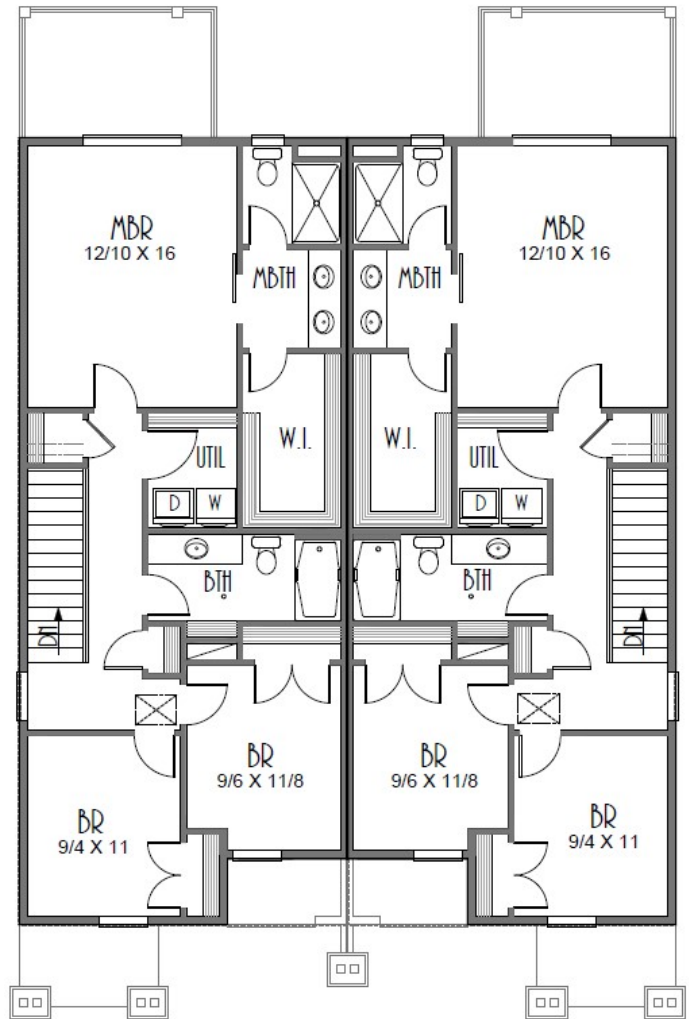
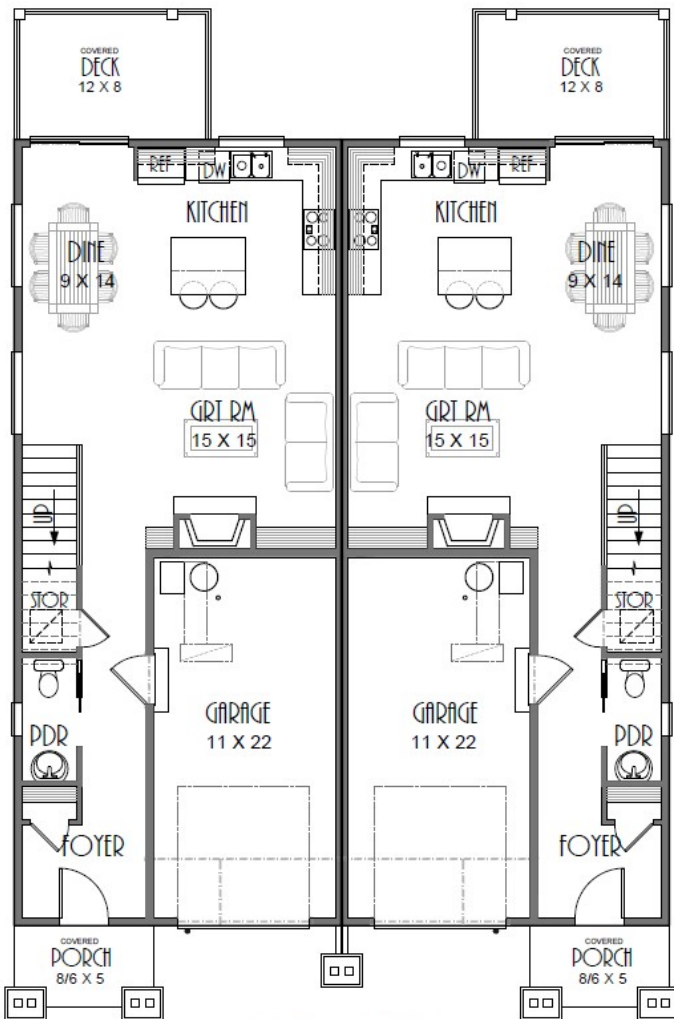
13220 SE 172nd Ave Suite 172  
Happy Valley OR 97086  
503-573-8144



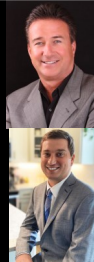
# TEN EYCK RIM MIDDLE HOUSING

## FLOORPLAN A

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



**IMPORTANT DISCLAIMER:** All information is deemed reliable, but is not guaranteed. Rendering is representative of general appearance of home. All floor plans and elevations are artist's conception. Builder reserves the right to change elevations, specifications, materials and pricing without prior notice. Variations within the floor plans may exist. Prices and completion dates are subject to change at any time due to builder's changes during course of construction.



**Mike Agee, Broker**  
503-504-2499  
mikeagee@msn.com

**Michael Agee II, Broker**  
503-309-9138  
Michael.agee@outlook.com

**RE/MAX**  
ADVANTAGE GROUP

13220 SE 172nd Ave Suite 172  
Happy Valley OR 97086  
503-573-8144



# TEN EYCK RIM MIDDLE HOUSING

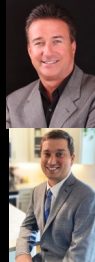
## STANDARD FEATURES:

- ⇒ 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

**IMPORTANT DISCLAIMER:** All information is deemed reliable, but is not guaranteed. Rendering is representative of general appearance of home. All floor plans and elevations are artist's conception. Builder reserves the right to change elevations, specifications, materials and pricing without prior notice. Variations within the floor plans may exist. Prices and completion dates are subject to change at any time due to builder's changes during course of construction.



**Mike Agee, Broker**  
503-504-2499  
mikeagee@msn.com

**Michael Agee II, Broker**  
503-309-9138  
Michael.agee@outlook.com

**RE/MAX**  
ADVANTAGE GROUP

13220 SE 172nd Ave Suite 172  
Happy Valley OR 97086  
503-573-8144

