

MOUNTAINS EDGE



A Community of Private, Custom-Crafted Homes set Between the Mountains and the Lake

Included Elevated Standard Features

Construction Details

- Poured 8"x 7'-10' concrete basement walls, foundation coating, stone base, footing drains
- 1 egress basement window
- 3/4" T&G Advantech subfloor
- 2" x 6" @ 16" OC exterior wall framing
- 9' First floor walls, 8' Second floor walls
- "Zip System" R3.3 Insulated wall sheathing
- Air sealed exterior walls
- R-21 Insulation in exterior walls incl. garage
- R-38 Insulation in ceiling
- Basement walls fiberglass blanket insulation
- Ice & water shield along roof eaves and valleys
- Finished 1/2" drywall walls and ceilings
- Finished & primed drywall in garage

Exterior Features

- Low Maintenance Vinyl 7" board & batten details, per plan
- Double 4" vinyl lap siding, per plan
- 30 yr. Architectural style shingles with standing seam metal roof on front porch per plan
- Douglas fir front porch posts per plan
- VWD double hung white vinyl low-E windows with internal grilles and screens
- Insulated Thermatru fiberglass entry doors
- Insulated garage door with opener
- 2 Exterior GFI outlets
- 2 Exterior frost-free water spigots
- Stamped concrete front porch
- Sidewalk with brushed concrete
- Covered back porch (per plan) on brushed concrete slab

Heating and Electrical

- High efficiency propane forced hot air heating system with one programmable thermostat
- 50 gallon propane hot water heater
- Central air conditioning
- Buried 500-gallon propane tank
- Kitchen and bathroom fans vented outside
- 200-amp electrical service
- Hardwired, interconnected smoke and carbon monoxide detectors per code
- Two cable TV jacks, locations selected by owner
- Cable TV jacks in BRs, living room, HDMI in living room
- LED 6" surface mount slim lights in kitchen
- Bedrooms include ceiling light fixture

Interior Finishes

- Ceilings finished with 2 coats of primer in "Extra White"
- Walls finished with 2 coats of Sherwin Williams paint in "Extra White"
- Interior doors & trim sprayed in "Pure White" semi-gloss paint
- 1" x 4" painted window and door casing
- 1" x 6" painted baseboard trim
- Transom window detail over all 1st floor doors or 8' tall doors
- Custom-built mudroom bench and cubbies
- Solid core interior doors
- Black door hinges and knobs
- Timberlake cabinets w/solid wood doors, soft closing drawers/doors in kitchen
- Crown molding & light rail on cabinets in kitchen w/ under-cabinet lighting, per allowance selection
- Custom-built wood range hood, per allowance selection
- Bella Cera engineered hardwood floors in the entry, living room, kitchen, and master bedroom. Carpeting in other bedrooms.
- Ceramic tile floor in master bath
- Mannington Adura 12x24 tile in guest bath, half bath, mudroom
- Tile master bathroom shower with glass panel
- Delta Ashlyn black 4" cc faucets in bathrooms
- Comfort-height, elongated toilets, soft-close seats
- \$2,500 light fixture allowance
- Laminate custom shelving in master closet
- Vinyl coated wire shelving in other closets
- Quartz countertops in kitchen
- \$5,000 shelving allowance for pantry and closets
- Quartz countertop in master bath
- Solid surface countertop in guest bath
- Pedestal sink in powder bathroom
- \$7,000 Stainless steel kitchen appliance allowance
- Heat-N-Glo SL-7 36" gas fireplace w/ remote
- Complimentary 8 hours of time with interior design firm Plum + Crimson for interior selections

Property Features

- Town sewer tie-in
- Lot cleared and stumped 35'+/- around home, as allowed
- In-ground sprinkler system front yard
- Drilled well
- Underground utilities
- Asphalt paved driveway
- \$4,000 Landscape allowance for beds, plantings and hydro-seeding



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