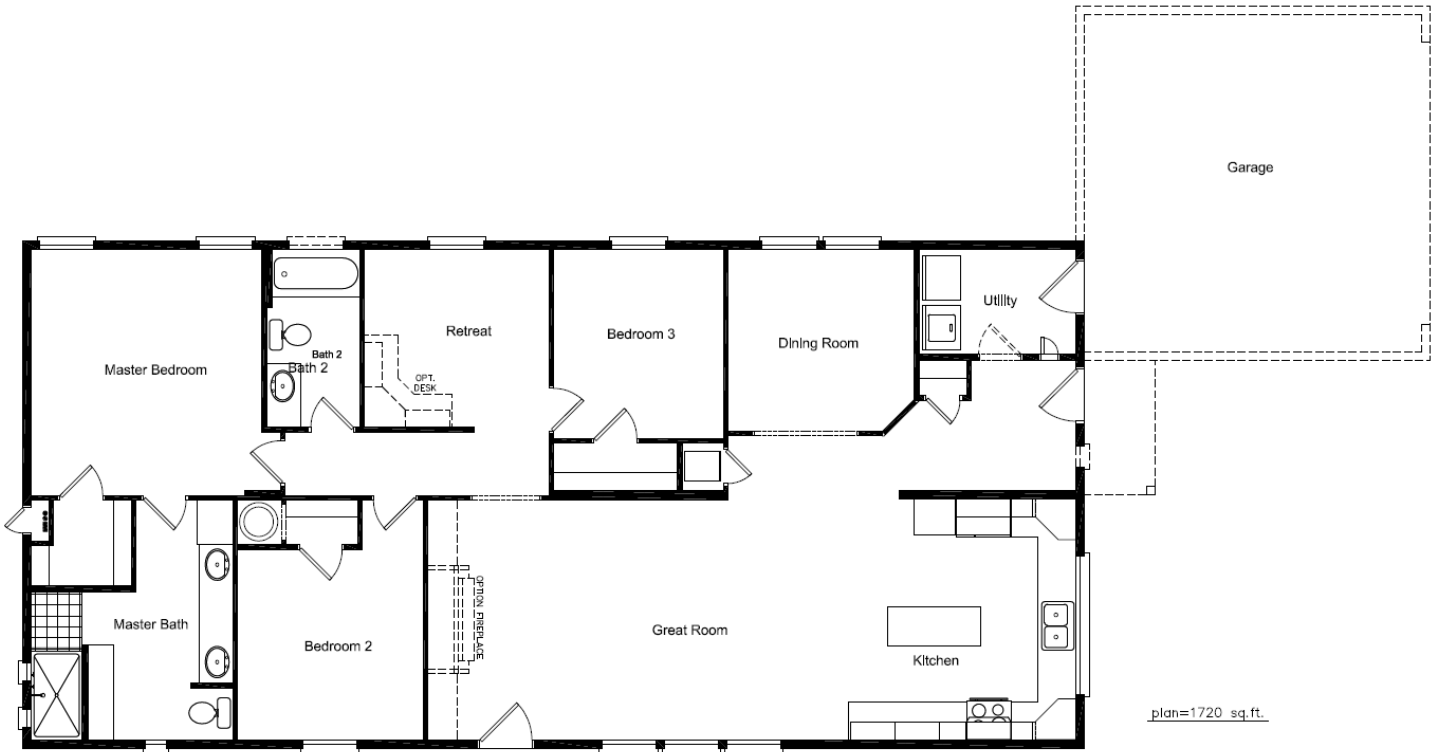


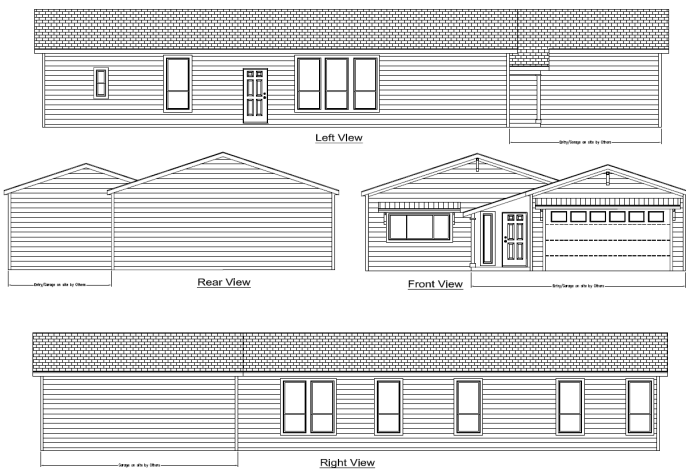
# The Madrone

**Square Footage: 1720      Bedrooms: 3      Bathrooms: 2      Garage: 2**

## Floor Plan



## Elevation 1



## Elevation 2



## First Impressions

- 4/12 Pitched gable roof with eaves & overhangs
- Therma-Tru® 8' Exterior door for a dramatic entrance
- 9' Exterior walls delivering tall flat volume ceilings
- 2x6 Exterior Wall Construction with R21 insulation
- 80" Tall view windows provide abundant natural light
- Allura® wood grain fiber cement siding 50-year protection
- Owens Corning Oakridge roofing shingles limited lifetime warranty
- Dormer roof line for architectural distinction
- ArmorCoat XT treated trim products (per plan) 20-year decay protection

## The Inside Story

- Bullnose rounded outside corners throughout the interior
- Raised panel interior doors with lever handles
- Shaw® Floors stain resistant carpeting or Floorte LVT plank flooring per plan
- Select models with hand laid tile flooring in kitchen & mudroom
- Nickel bright finish lighting fixtures with included LED light sources throughout
- 5 Arm coordinating dining room chandelier
- Flush LED disk lighting in kitchen and over bath showers
- 2" White fauxwood window blinds
- 2" Door Casework, and 5 ¼" baseboards in living, hall & dining areas
- Ceiling cove moldings in entry, living and dining areas.

## Kitchen Conveniences

- Whirlpool® Stainless Steel Appliances Including:
  - ✓ 30" Freestanding gas range
  - ✓ Microwave range hood
  - ✓ Energy Star® dishwasher
  - ✓ Side by Side Refrigerator with ice & water in the door
- Quartz or Granite 3cm thick slab countertops with under mount sink
- Stainless steel single bowl farmhouse style apron sink
- Moen® Arbor spot resistant stainless-steel pull-down spout faucet
- Full tile backsplash with accent row and full accent tile behind range
- Alder shaker cabinetry with hidden hinges, adjustable shelving and nickel pulls
- Full extension ball bearing roller guides in drawer over door construction base cabinets
- 48" Tall overhead cabinetry with double adjustable shelving and crown molding
- Coordinating grey receptacles and switches with stainless steel decorator cover plates

## Master Suite Master Bath

- Tile walled 'Spa Shower' step in shower with glass partition
- Quartz or Granite 3cm thick slab countertops
- Double lavatory with under mount sinks
- Moen® Eva Polished Chrome Faucets
- 8" Tile backsplash
- Wall mount vanity lights
- Framed mirrors with coordinating mirror trim
- Towel bar and tissue holders

## Second Bath

- Fiberglass 1-piece tub/shower combination
- Quartz or Granite 3cm thick slab countertop
- Under mount lavatory sink
- Moen® Eva Polished Chrome Faucets
- 8" Tile backsplash
- Wall mount vanity lights
- Framed mirrors with coordinating mirror trim
- Towel bar and tissue holders
- Elongated toilet

## Live Green with Palm Harbor EnerGmizer and Energy Star® Features

- EPA Energy Star® Qualified Construction\*
- Graduated insulated in floor ductwork is blower tested for efficient heating & cooling
- High efficiency furnace ready for central air conditioning or heat pump systems
- R40 Attic Insulation and R38 Floor Insulation, R21 Wall Insulation
- LED Lighting throughout
- Sherwin Williams® Low VOC paint coatings
- Whole home ventilation to improve indoor air quality & control humidity
- Framed & finished indoors using kiln dry lumber eliminating weather damage during construction
- Process controlled factory build systems reduces waste and energy compared with traditional site construction
- Recycling, unlike site-built construction we rigorously sort, reuse and recycle so you don't pay for waste.

## Life & Safety Features of Every Home

- Fire suppression sprinkler system
- Wildland Urban Interface (WUI) fire resistant exterior construction
- Smoke and CO detectors hard wired and interconnected with battery backup
- Flame spread resistant surfaces near cooking areas and within utility compartments
- Egress windows in each bedroom with latches low enough to meet HUD requirements for fire safety
- Minimum two exit doors (not including garage) for fire escape
- Enclosed roof soffits using fire resistant fiber cement siding (no exposed rafter tails)



## The Redwood Plan Bath Standard Features

- 80" shower with bench seat
- 72" soaking tub placed in a tile deck
- Two spacious lavatory cabinets with coordinating mirror trim and vanity lighting.
- Shown with optional smoky cabinetry and stainless-steel cabinet handles.