



STANDARD FEATURES — EAGLE RIDGE at TEHALEH

HARDSURFACES (FLOORING)

- A wide selection of engineered hardwood floors in; kitchen, dining room, main floor hall, nook, great room & powder room (if applicable)
- Custom choice of tile in master and secondary baths
- Designer series patterned carpet in all other areas
- 6lb pad
- Vinyl in laundry room

HARD SURFACES (KITCHEN & BATHROOMS)

- 3cm granite or quartz slab counter top in kitchen & butlery with a full height tile backsplash
- Quartz slab at powder room vanity and master bath vanity with a 4" tiled backsplash
- A large selection of premium laminate countertops in secondary baths with a 4" decorative tile backsplash
- Glass shower enclosure and door in master bath with chrome trim to match plumbing fixtures (per plan)
- Full tile surround on walls in master shower with a fiberglass shower pan

PLUMBING FIXTURES & HARDWARE

- Delta - Ashlyn (chrome) plumbing fixtures in all baths
- 3 styles of under mount, stainless steel kitchen sinks to choose from
- Kitchen faucet; Delta, Essa single handle pull down in stainless finish
- Fiberglass tub/shower combo in main bath (per plan)
- Drop-in soaking tub in master bath with a tiled tub deck and separate shower
- Hose bibs on front & rear of home, placement predetermined
- Oval top mount, drop-in sinks on secondary bath vanities
- Garbage disposal

PAINT

- Professionally selected exterior colors schemes to choose from
- Painted exterior entry door and garage doors
- Stained or painted columns (per plan)
- Clear coat finish over natural pine under covered exterior soffits
- Choice of one paint color throughout interior (walls and ceilings)
- Millwork colors options to compliment the walls

CABLE/PHONE & LIGHTING - (cont.)

- Custom selected interior light package
- Pendent lighting in powder room and over kitchen island
- Recessed white can trim lighting with LED bulbs in; kitchen, hallways, great room and bonus room (per plan layout)

CABLE/PHONE & LIGHTING - (cont.)

- LED lighting in garage
- Cable in every bedroom, bonus room and den (with the option to upgrade to CAT 6)
- Decora switches
- One phone and USB electrical outlet
- One belt driven garage door opener with two transmitters
- Garages pre-wired for garage door openers

APPLIANCES & CABINETS

- GE Appliances (optional brands: Whirlpool, Kitchen Aid & Thermador)
- Stainless steel front dishwasher
- 30" Stainless steel slide in gas range
- Stainless steel canopy wall hood
- Microwave built into an upper cabinet
- White or Gray painted cabinets in kitchen and master bath. Stain finish at powder and secondary bath vanities.
- Shaker style, full overlay maple cabinets (made in the USA) with other upgradable style options to choose from
- 42" tall upper cabinets in kitchen
- 36" tall base cabinets in main and master baths
- Enlarged kitchen islands with additional 12" back cabinets (per plan)
- Full extension drawers with soft close doors & drawers at kitchen
- Pull hardware throughout in brushed nickel finish (optional finishes)

MILLWORK & DOORS

- Codel 8' ¾ lite or full lite (glass) entry door with seedy baroque or chord glass (door style is determined per elevation)
- San Clemente exterior door handle in black or brushed nickel
- Round pismo style interior door handles with square back. In black or brushed nickel.
- 8' Interior doors on main floor, 6'-8" doors on upper floors and door into garage
- Interior door styles to select from are hollow core; Lincoln Park and Logan
- Painted fully wrapped windows throughout interior and a tiled sill in master bath (per plan and tub selection).
- Millwork stair skirting
- Painted floating mantel with a tiled face surround at fireplace
- Iron railing with stained handrail at full stair run
- 5" base trim with 3" door casing

WINDOW & DOORS

- Energy efficient windows
- Vinyl windows (clay or white color)



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WINDOW & DOORS

- Window screens on all opening windows and sliders
- Double pane insulated windows
- Double or enlarged sliding glass doors (per plan)
- Insulated garage doors. Style is per plans elevation rendering
- Single garage door opener

DRYWALL

- Garage dry walled and taped per code
- Light texture throughout home

EXTERIOR SIDING & ACCENTS

- Custom concrete siding
- Concrete shingle accents and Channeling accent (per elevation)
- Stacked stone accent on front elevation (per elevation)
- Tongue and groove pine soffits at porches

INSULATION

- All construction meets or exceeds Washington State energy and building codes

FIREPLACE

- Indoor Gas Fireplace (per plan)

LANDSCAPING & BACK PORCHES

- Professionally landscaped front yard
- Broom finish driveway
- Determined Per Plan (one or the other):
 - Stained deck pergolas added to the back of the home (minimum of 200 square feet of deck)
 - Covered patio with brushed concrete (size per plan)
- An in-house Design Consultant to assist you throughout the building process

WARRANTY

- 2-10 Builder Warranty

HVAC

- Electric furnace
- Energy efficient digital & programmable thermostat
- 50 gallon water heater
- Heat Pump Included

QUALITY CONSTRUCTION

- Traditional double wall construction
- 30 year laminated composite shingle roofing
- 9' first floor ceilings and 8' upper floor ceilings (per plan)
- Coffered ceilings at den and master bedroom (per plan)
- Engineered I-joist

CLOSETS, SHOWER DOORS AND MIRRORS

- White wire shelving in closets
- Master bath glass shower door 7' with glass panel and chrome trim
- Master bath and Powder room mirror placed on top of vanity backsplash to ceiling
- Secondary baths, mirror placed on top of backsplash to under light fixture

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