



STANDARD FEATURES — DESCHUTES HEIGHTS

FLOORING

- A wide selection of laminate flooring in entry, hall, kitchen, nook, family room & powder room (if applicable)
- Custom choice of high-end vinyl flooring in laundry room
- Tiled floors in master and secondary baths
- Custom choice of stain resistant carpet in all other areas
- 6lb carpet pad

HARD SURFACES: KITCHEN & BATHROOMS

- 3cm granite or quartz slab countertops with full height tile backsplash in kitchen
- 3cm granite or quartz slab counter in master bath with a 4" decorative tile backsplash and square under mount sinks
- Selection of laminate counter tops in powder & secondary baths with a 4" decorative tile backsplash
- Glass door and enclosure in master bath shower (per plan)
- Tiled walls in master shower

PLUMBING FIXTURES & HARDWARE

- Delta, Ashlyn Chrome fixtures
- Master bath vanity faucet 8" spread
- Powder and Secondary bath vanity faucets 4" spread
- A choice of 3 under mount kitchen sink styles
- Kitchen faucet, Delta Core-b with pull sprayer in stainless steel
- Fiberglass tub/shower combo in secondary baths (per plan)
- Fiberglass soaking tub in master bath with tile backsplash and a tiled tub deck
- Fiberglass shower pan in master shower
- Frost free exterior hose bibs on front & rear of home, placement predetermined
- Gerber Logan self-rimming square sink in powder
- Oval sinks in secondary baths

MILLWORK & DOORS

- 8', 3/4 lite (glass) front entry door with obscure glass
- Front door with thumb latch handle and dead bolt
- Lever style interior door knobs (brushed nickel)
- White painted millwork and paneled doors
- White painted fully wrapped windows throughout interior with tiled sill in master bath
- White painted window sills and aprons on upper floor
- White painted mantel at fireplace with tiled face
- Open iron railing with wood stained handrail where applicable
- 5" decorative base trim with 3 1/2" door and window casing

MILLWORK & DOORS (cont.)

- Stair skirting
- 6/8 tall hollow core interior doors

PAINT

- Professionally selected exterior colors
- One paint color for walls and ceiling
- One paint color for millwork
- Painted exterior entry and garage doors
- Stained or painted columns (where applicable)
- Clear coat over pine soffits at covered porch

CABLE/PHONE & LIGHTING

- Designer selected brushed nickel lighting throughout home
- Pendant lighting over island (per plan)
- White recessed can trim lighting in kitchen, nook, hallways, family & bonus room with LED bulbs
- Energy efficient LED fixtures in the garage
- Cable in every bedroom, bonus room and den
- Decora switches
- One USB electrical outlet
- One phone jack
- One belt driven garage door opener with two transmitters

DRYWALL

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

APPLIANCES

- Whirlpool stainless steel front dishwasher
- Whirlpool stainless steel slide in gas range with micro hood above

EXTERIOR SIDING & ACCENTS

- Custom concrete siding
- Concrete shingle accents
- Stone accent on front elevation (per plan)
- Fascia Board
- Tongue and groove pine soffits at covered porches

WINDOW & DOORS

- Energy efficient white or clay vinyl windows
- Window screens on all opening windows
- Double pane insulated windows and sliding glass doors (per plan)
- Single garage door opener



STANDARD FEATURES — DESCHUTES HEIGHTS

INSULATION

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

HEAT

- Electric furnace
- Energy efficient digital & programmable thermostat
- Heat Pump Included

FIREPLACE

- Interior Gas Fireplace (per plan)

WATER TANK

- 50 Gallon Water Heater

LANDSCAPING & CONCRETE AREA

- Professionally landscaped front yard
- Broom finish driveway & porches with sidewalks to front door
- Broom finish patio minimum of 140 sq'

WARRANTY

- 2-10 builder warranty

QUALITY CONSTRUCTION

- Traditional double wall construction
- 30 year laminated composite shingle roofing
- 9' first floor ceilings
- Coffered ceilings (per plan)
- Engineered I-joist

SUPERIOR SERVICES

- Wide variety of upgrade options available
- Customized changes to fit your needs
- Personal design consultant to assist with selections and interior modifications

CABINETS

- A custom choice of color finishes to choose from
- Aristokraft, Winstead full overlay maple cabinets
- 42" tall upper cabinets in kitchen
- 36" tall vanity base cabinets
- Brushed nickel pulls on cabinet and square knobs on cabinet doors

CLOSETS, SHOWER DOORS AND MIRRORS

- White wire shelving in closets
- Master bath 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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MASTERBUILDERS

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FINE HOMES

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