

RAINIER RIDGE - WILLAMETTE

EXTERIOR FEATURES

- Cementitious Type Siding with Manufactures 25 Year Limited Warranty
- Limited Lifetime Architectural Composition Roof
- Kiln Dried Lumber – Moisture Tested
- 2” x 6” Exterior Walls for Strength and Insulation
- Double-Pane Vinyl Low E Energy-Efficient Windows
- Designer Schemes of Exterior Paint Colors
- Covered Front Entry and Covered Back Patio
- Front Yard Landscaping with Irrigation and Controller
- Rear Yard enclosed with Wood Fence
- Prestigious Front Door
- Cultured Stone Accents

INTERIOR FEATURES

- Elevated Ceilings (plan dependent)
- Flooring Choices: Laminate at Entry, Kitchen, Dining. Luxury Vinyl Plank in Bathrooms and Laundry.
- Designer Carpeting with 6lb. Pad
- Custom Cabinetry Shaker Style Doors with Soft Close Doors
- Upgraded Smooth Interior Doors
- Painted Baseboard, Door Trim and Window Sill and Apron
- Baby Bullnose Corner Drywall
- Designer Hardware throughout
- Rocker Light Switches, Recessed Can, Pendants and Surface Mount Lighting (plan dependent)
- Gas Fireplace with Decorative Trim

GOURMET KITCHEN

- Kitchen Island/Peninsula with Eating Bar and USB Outlet
- Solid Slab Granite Countertops with Granite Backsplash
- Single Basin Stainless Steel
- Kitchen Faucet with Pull-Out Spray
- Whirlpool Appliances in Stainless Steel
- Plumbed for Fridge Ice Maker Connection
- Vented Range Hood (plan dependent)
- Garbage Disposal
- Pantry Built In or Walk In (plan dependent)

LUXURIOUS BATHS

- Decorative Light Fixtures at Vanities
- Granite Countertops with Granite Backsplash
- Rectangular China Lavatories
- Plumbing Fixtures with Coordinating Accessories
- Master – Walk-in Shower with Tile Surround and Glass Enclosure
- Secondary – Fiberglass Tub/Shower Combination
- Standard-Height Porcelain Toilets with Elongated Bowls
- Timed Exhaust Fans in Baths
- Custom Vanity Mirrors

UTILITY

- Custom Cabinets 30” Upper or Lower (plan dependent)

GARAGE

- Finished Garage Interior – Textured and Painted
- Garage Door with Windows, Liftmaster Opener, Keypad and 2 Remotes
- Garage Attic Access (plan dependent)
- Sealed, Steel-Troweled Smooth Finish Floor
- Keyless Lighting in Garage
- Dedicated 20A Freezer Plug

ADDITIONAL INCLUDED FEATURES

- CAT5E Structured Wiring Telephone Runs to Great Room and Master Bedroom (per Plan 2 locations)
- RG6 Television Runs to Great Room and Master Bedroom (per Plan 2 locations)
- Lever-style Interior Door Handles
- Elegant Hanging Light Fixture in Dining Area
- Walk-in Master Closet with Single and Double Shelf and Pole
- Smoke and Carbon Monoxide Detectors throughout

MECHANICAL SYSTEM

- 95% Efficiency Gas Forced Air Heating
- Programmable Thermostat
- 50 Gallon - Energy Efficient Hot Water Heater
- A/C Ready
- 200-Amp Service

CRAFTSMANSHIP AND SUSTAINABILITY COMBINED

- Effective Insulation R-30 Floors, R-21 Walls, R-49 Ceilings, R-38 Vaults
- High-Performance Windows
- Tight Constructions and Heating Ducts
- Energy Efficient Heating and Cooling Equipment Sealed and Tested
- Green Building Process
- Indoor Air Quality
- Resource Efficient Building Materials
- Water Efficiency
- Low VOC Paint

BUILDING GREEN IS A SIMPLER WAY OF REFERRING TO THE CONSTRUCTION OF A HIGH PERFORMANCE, HEALTHY STRUCTURE. A GREEN BUILDING IS ONE THAT IS WELL ENGINEERED FOR ENERGY EFFICIENCY, IS DESIGNED TO LAST LONGER, AVOID MANY MAINTENANCE ISSUES, AND THAT USES SUSTAINABLE MATERIALS TO AVOID INDOOR AIR TOXINS. A SUSTAINABLY BUILT HIGH PERFORMANCE STRUCTURE ALSO USES RESOURCES WISELY, INCLUDING WATER AND LAND.