



BLUE RIVER II RANCH

Standard Features

Standard Interior Features:

- 9' 1st floor walls w/dramatic volume ceilings
- Spacious open concept design
- Marvin Energy Star rated Ultrex clad wood windows, low E argon filled insulated glass
- Alder cabinets w/soft-close hardware
- Gourmet kitchen w/granite countertops
- Large island with raised snack ledge
- Total Kohler plumbing package
- Pressure balance/anti-scald valves
- Shut off valves at all plumbing fixtures
- 50 gallon water heater
- Master bath suite w/ceramic tile floor, ceramic tile shower & soaking tub, double vanity w/Corian top
- Main bath w/custom furniture-style vanity, solid surface top w/Kohler Memoir sink & ceramic tile floor
- Hardwood flooring in foyer, living center, kitchen, dining & rear hallway
- Laundry w/abundant custom cabinets & designer ceramic floor
- Garage to house entry area w/drop zone cabinetry and cubby storage
- Energy efficient gas fireplace
- Highly crafted alder fireplace mantel surround w/tiled hearth and stacked stone surround
- All cased doors and windows
- 4-panel doors
- Wide 3 1/4" casing & 5 1/4" base
- All trim & doors painted
- Kitchen & main bath cabinets stained
- Laundry & master bath cabinets painted
- Open stair railing leading to lower level off of foyer
- Utility stairway from inside garage to basement
- All interior & exterior painting and/or staining
- Ceiling lights in all rooms
- All built-in appliances. Range, oven, microwave, refrigerator, range hood, dishwasher & garbage disposal
- All bath fans and range hood vented to exterior
- 220 volt or gas to range and dryer
- High efficiency furnace and air conditioning
- 200 amp electric service
- Programmable thermostat
- Light fixture allowance as shown
- Cabinet hardware allowance as shown
- Carpet and hardwood floor allowance as shown
- Ceramic tile allowance as shown
- Hardware allowance as shown
- Bath accessories and mirrors allowance
- Interior cleaning
- 4 cable TV outlets & 2 telephone outlets

Standard Exterior & Structural Features:

- Artistic architectural design
- 2x6 exterior walls, 16" OC, R19 wall system
- R-40 blown ceiling insulation
- Vapor barrier in ceilings & walls
- Full 8' poured concrete foundation
- Sturdy OSB structural wall sheathing
- Tyvek house-wrap
- Engineered I-joist floor system
- Lifetime Elk Dimensional Shingle
- Ice & Water Shield used extensively
- Brick or stone per plan.
- Fiber cement siding and LP Smart Trim
- Simpson 8' tall – 10-lite exterior doors
- Large 3 car + garage, per plan
- Internal window grills, per plan
- 2 hose bibbs, 2 GFI electric outlets
- Exterior cleaning

BASE PRICE \$249,900.00

*Features and specifications subject to change without notice

Site Improvements (not included in price):

- Building permits & impact fees
- Sewer & water connection fees
- Stakeout survey
- Dirt hauling
- Excavation & backfilling
- Sewer & water laterals
- Silt fence & erosion control
- Gravel fill, drive & walks
- Dumpster & job box
- Finish grading

For more information, please call

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