



 SYMPHONY
RIDGE



Executive Series

THE BONES

- ☐ 2x6 exterior walls
- ☐ 10' ceilings on main floor (vaults per plan)
- ☐ Ceiling tray detail/s (per plan)
- ☐ 8' ceilings at bonus/second floor
- ☐ High performance heating & cooling system
- ☐ Electric heat pump
- ☐ Fully insulated home to meet &/ or exceed Energy Code Requirements
- ☐ Attic blown-in insulation of R-49
- ☐ 80-Gallon electric heat pump hybrid water heater with recirc system
- ☐ 320AMP electrical service with 2 panels

GARAGE

- ☐ Oversized garages on most plans, some with RV options (per plan)
- ☐ 8' tall garage overhead door/s
- ☐ Windows on garage overhead doors
- ☐ Garage door opener with remote at main garage door
- ☐ Keypad entry at main garage door
- ☐ Fully finished garage: insulated walls, drywall, firetape, texture and paint (garage wall/ceiling color to match interior/trim millwork color selection)
- ☐ Man door at garage with concrete pad, light & switch
- ☐ 8' LED lights at garage ceiling (1-8' light per stall)
- ☐ Sealed concrete floor
- ☐ Pre-wire for electric car charging
- ☐ Pre-plumb for water softener with outlet included

OUTSIDE

- ☐ Hardie lap siding with stone accents or stucco with stone accents
- ☐ White or Adobe vinyl windows
- ☐ Composite shingles in a variety of color selections
- ☐ Exterior soffits at home perimeter
- ☐ Covered Patio (per plan)
- ☐ Obscure window at primary bathroom
- ☐ Lighted house numbers
- ☐ Walk path from man door to driveway
- ☐ Frontyard landscaping with sod, concrete edging, rock and UGS (Landscaping is not included on 3rd/bottom level slopes of applicable lots)
- ☐ Back Slope basalt rock included in backyard
- ☐ Full width driveway

- ☐ 2-Exterior hose bibs (1 hot/ 1 cold)
- ☐ BBQ stub at back patio
- ☐ Full gutters

INSIDE

- ☐ Foyer features Titan custom tray ceiling detail: to include LED lighting and painted crown moulding (per plan)
- ☐ Great room featuring Titan custom ceiling detail: including 3 painted wood beams OR recesses tray with painted millwork perimeter wrap & LED accent lighting OR recessed tray ceiling with painted T&G shiplap
- ☐ Drywall tray ceiling at primary bedroom (per plan)
- ☐ Gas fireplace
- ☐ Titan custom fireplace built-ins (per plan)
- ☐ Orange peel textured walls and hand scraped ceilings
- ☐ Fully trimmed and painted interior millwork wrap at all windows
- ☐ 8' tall painted interior doors at main living areas in several style options (all interior doors to match style selection)
- ☐ 8' tall barn doors at primary bathroom (per plan)
- ☐ 8' tall barn doors at office (per plan)
- ☐ Under cabinet lighting in kitchen
- ☐ Door hardware in several style selection options
- ☐ 3 1/4" case with 5 1/4" base mouldings
- ☐ Painted wood accent wall at one location
- ☐ Painted interior handrail at stairs (per plan)
- ☐ Painted millwork cap at pony walls
- ☐ Choice of custom Atlas TFL cabinets or from standard stained or painted cabinet options
- ☐ Soft close cabinet doors & drawers throughout house
- ☐ Knobs and pulls at cabinet doors and drawers
- ☐ Lazio style closet pack at primary bedroom closet
- ☐ Metal closet rods at all bedroom closets
- ☐ Delta plumbing fixtures in several style selection options
- ☐ Sink at laundry room
- ☐ Smart thermostat
- ☐ Media panel
- ☐ Ceiling fan at Great Room and Primary Bedroom
- ☐ Dimmer switches: entry, great room, bedrooms, office, kitchen and dining room
- ☐ TV/CAT5 - Great room, bedrooms, and office (if applicable)
- ☐ 1 can light per 100sf of living space

DAYLIGHT BASEMENT FEATURES

- ☐ 2-Zone HVAC system
- ☐ Composite decking with cable railings
- ☐ LVP flooring at living spaces and carpet with 8lb pad at bedrooms and suites (per plan)
- ☐ 9' Basement living space ceilings
- ☐ Full guest suite (per plan)

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Tri-Cities

Executive Series Upgrades

GOURMET KITCHEN

- ☐ Oversized kitchen island with quartz waterfall or custom end panels (per plan)
- ☐ 36" range or 30" cooktop
- ☐ 36" freestanding range hood
- ☐ Built in microwave and oven
- ☐ Full height tile backsplash to bottom of upper cabinets and hood
- ☐ Switched undercabinet lighting (not including refrigerator & micro uppers)
- ☐ Trash can pull-out

STYLISH BATHROOMS

- ☐ Freestanding bathtub at primary bathroom
- ☐ Fully tiled mudset shower at primary bathroom
- ☐ Top mount or undermount sinks options
- ☐ Niche at primary shower (per plan)

- ☐ Back lit mirror at all bathrooms (excluding powder bath if applicable)
- ☐ Bidet seat at primary bathroom toilet
- ☐ Separate powder bath with upgraded pedestal sink (per plan)

SURFACE COVERINGS

- ☐ Granite or quartz slab countertops at kitchen,
- ☐ Granite or quartz slab countertops at bathrooms and laundry room (if applicable)
- ☐ Tile flooring at bathrooms and laundry room
- ☐ LVP flooring in powder room (per plan)
- ☐ LVP flooring at entry, great room, kitchen, dining room, office/den and floor hallways
- ☐ Carpet with 8lb pad in all bedrooms and closets

STANDARD UPGRADE OPTIONS

- ☐ \$825 Add barn door (price per location - includes slab in place of swing door & applicable hardware)
- ☐ \$120 Upgrade standard chain drive garage door opener to belt drive opener
- ☐ \$750 3rd bay chain drive garage opener with remote
- ☐ \$870 3rd bay belt drive garage opener with remote
- ☐ TBD Add garage door opener to RV bay
- ☐ \$6,520 Coffee or wine bar with painted shelving (per plan)
- ☐ \$6,920 Coffee bar with stained shelving (per plan)
- ☐ \$4,080 2-Zone3 HVAC system with 2nd thermostat
- ☐ TBD Add ductless mini-split at bonus room
- ☐ \$1,380 Add iWave-R air purifier to HVAC system
- ☐ \$3,360 Add humidifier to HVAC system
- ☐ \$1,950 Additional washer and dryer hook-up
- ☐ \$555 Provide gas and electric connections at range
- ☐ \$1,675 Potfiller at kitchen range
- ☐ \$950 2nd shower head at primary bathroom shower with matching valve - standard faucet selection
- ☐ \$405 Add additional bidet, including outlet & bidet seat (price per each)
- ☐ \$75 Comfort height toilet (price per each)
- ☐ TBD Faux white wood blinds at all windows (transom windows & patio doors not included)
- ☐ \$1,200 Built-in coat/shoe - TFL or paint grade up to 4' wide (per plan)
- ☐ TBD Built-in coat/shoe - Stained grade up to 4' wide (per plan)
- ☐ TBD Block or vinyl fencing (pricing quoted per lot)



Floor Plans

Available Floor Plans	Main SF	Basement SF	Bonus SF	Total SF	Garage SF	Outdoor Living SF	Bedrooms	Baths	Garage	Executive Series
Adalaide	2,396	N/A	N/A	2,396	1,236	418	3	2.5	4	\$826,000
Adalaide Bonus	2,396	N/A	674	3,070	1,236	418	4	3.5	4	\$998,000
Adalaide Basement	2,396	1,391	N/A	3,787	1,236	836	5	4.5	4	\$1,182,000
Alexi	2,462	N/A	N/A	2,462	1,010	228	3	2	3/4	\$849,000
Alexi Bonus	2,462	N/A	409	2,871	1,010	228	3	3	3/4	\$925,000
Alexi Basement	2,462	1,445	N/A	3,907	1,010	456	5	3	3/4	\$1,167,000
Liliana	2,586	N/A	N/A	2,586	1,234	165	3	2.5	4	\$890,000
Liliana Bonus	2,586	N/A	540	3,126	1,234	165	3	3.5	4	\$998,000
Liliana Basement	2,586	1,410	N/A	3,996	1,234	330	6	3.5	4	\$1,215,000
Catalina	2,540	N/A	447	2,987	1,190	385	3/4	4	4	\$1,100,000
Catalina w/Gym	2,775	N/A	447	3,222	955	385	3/4	4	3	\$1,130,000
Ariana	2,952	N/A	N/A	2,952	1,051	410	3	2.5	4	\$1,019,000
Ariana Flex	3,398	N/A	N/A	3,398	1,051	499	3	3.5	4	\$1,115,000
Adalyn	3,066	N/A	N/A	3,066	1,455	609	4	3.5	6	\$1,058,000
Adalyn w/RV	3,066	N/A	N/A	3,066	1,728	609	4	3.5	2 + RV	\$1,094,000
Lyra Basement	1,958	1,638	N/A	3,596	1,129	627	4	3.5	4	\$1,075,000
Eveline	3,400	N/A	N/A	3,400	1,259	541	4	3.5	5	\$1,175,000

NOTES

- PRICING IS TENTATIVE AND SUBJECT TO CHANGE
- NEED TO CONFIRM FLOOR PLANS & SQUARE FOOTAGE
- LOT 9 HAS A \$75K LOT PREMIUM
- RV OPTION IS AVAILABLE FOR ADALYN
- SYMPHONY RIDGE INCLUDES UPGRADES SEEN IN THE EXECUTIVE SERIES, SEE AGENT FOR MORE DETAILS.



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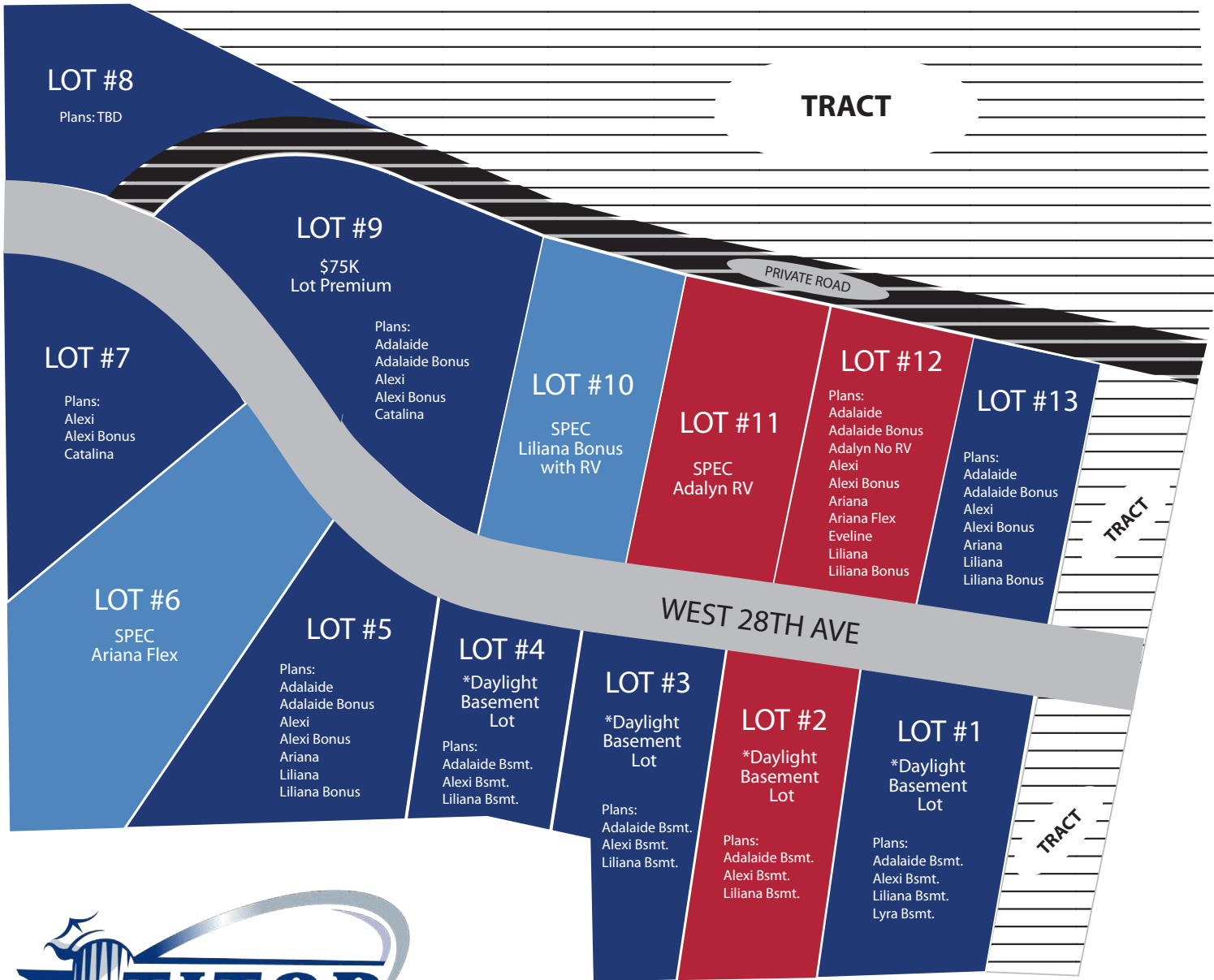
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Tri-Cities

Jane Fallon (509) 430-2355
Jane.F@c21-tc.com

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The Adalaide

STARTING AT
\$826,000
 3 Bed
 2.5 Bath
 4 Garage
 2,396 SqFt



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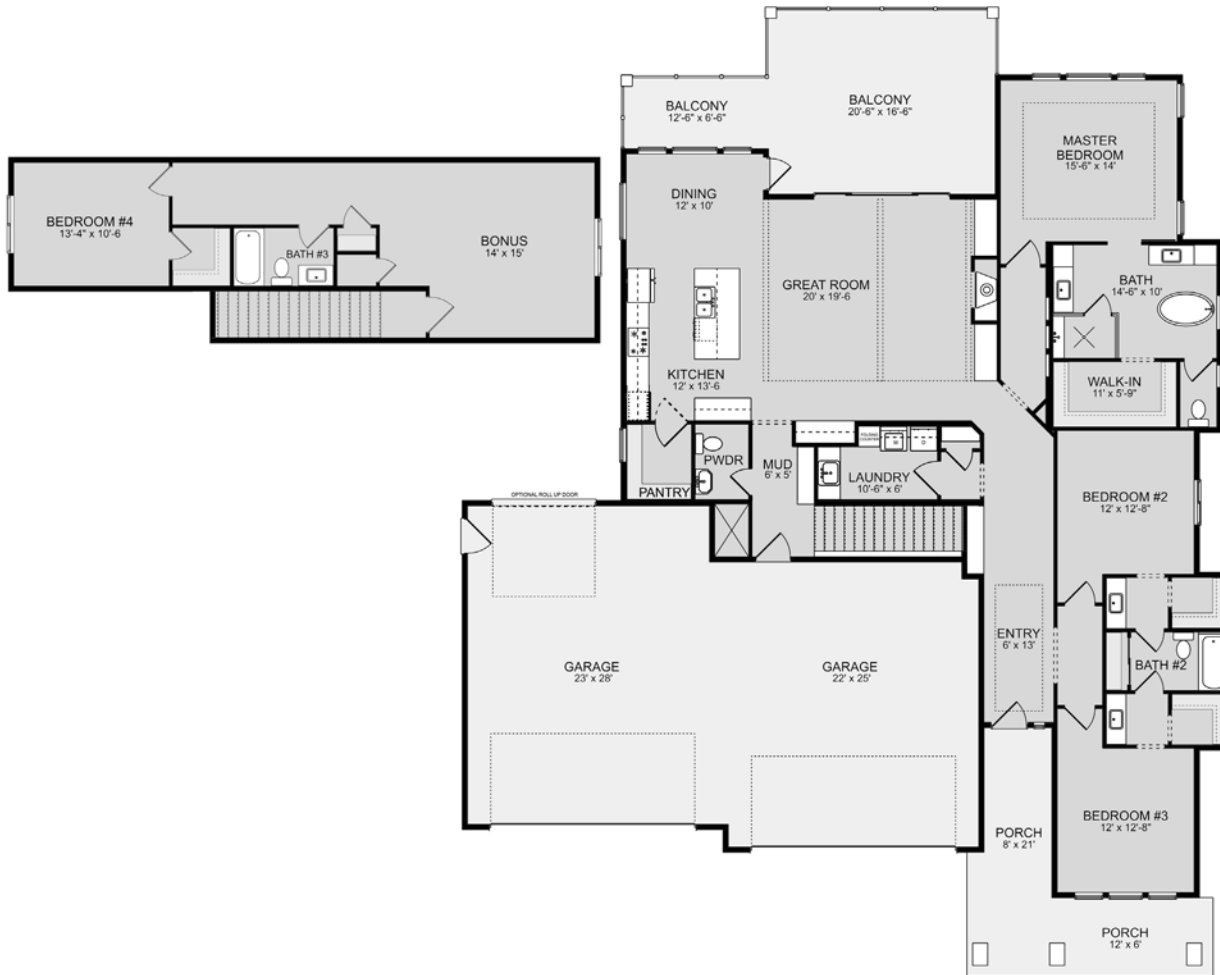




The Adalaide w/ Bonus

STARTING AT
\$998,000

4 Bed
3.5 Bath
4 Garage
3,070 SqFt



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The Adalaide w/ Basement

STARTING AT
\$1,182,000

5 Bed
4.5 Bath
4 Garage
3,787 SqFt



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The Alexi

STARTING AT
\$849,000

3 Bed
2 Bath
3+ Garage
2,462 SqFt



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The Alexi w/ Bonus

STARTING AT
\$925,000

3 Bed
3 Bath
3+ Garage
2,871 SqFt



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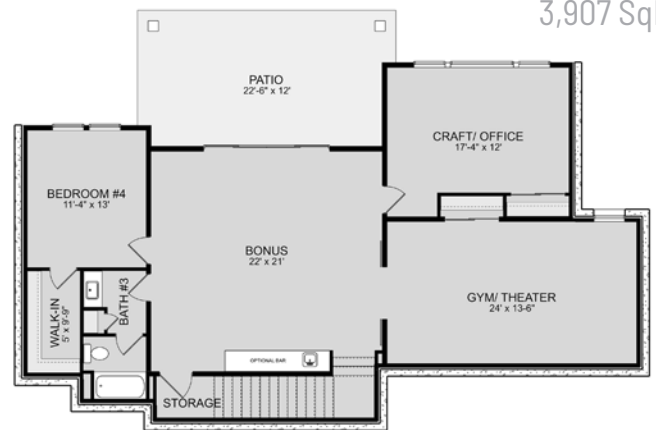




The Alexi w/ Basement

STARTING AT
\$1,167,000

5 Bed
3 Bath
3+ Garage
3,907 SqFt



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The Liliana

Drafttech - Award Winning Designs

STARTING AT
\$890,000

3 Bed
2.5 Bath
4 Garage
2,586 SqFt



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The Liliana w/ Bonus

Drafttech - Award Winning Designs

STARTING AT
\$998,000

3 Bed
3.5 Bath
4 Garage
3,126 SqFt



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The Liliana w/ Basement

Drafttech - Award Winning Designs

STARTING AT
\$1,215,000

6 Bed
3.5 Bath
4 Garage
3,996 SqFt



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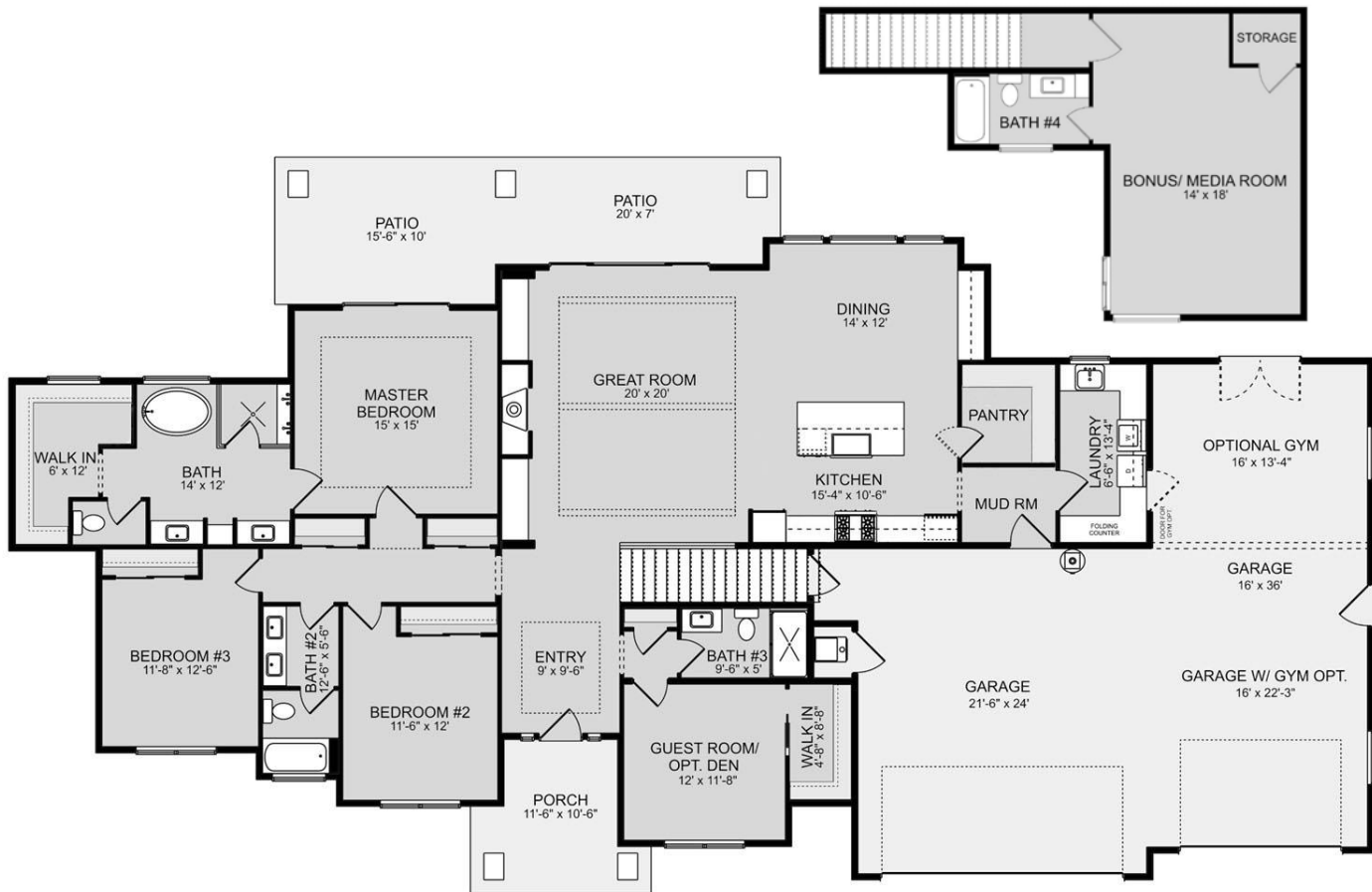




The Catalina

STARTING AT
\$1,100,000

3/4 Bed
4 Bath
4 Garage
2,987



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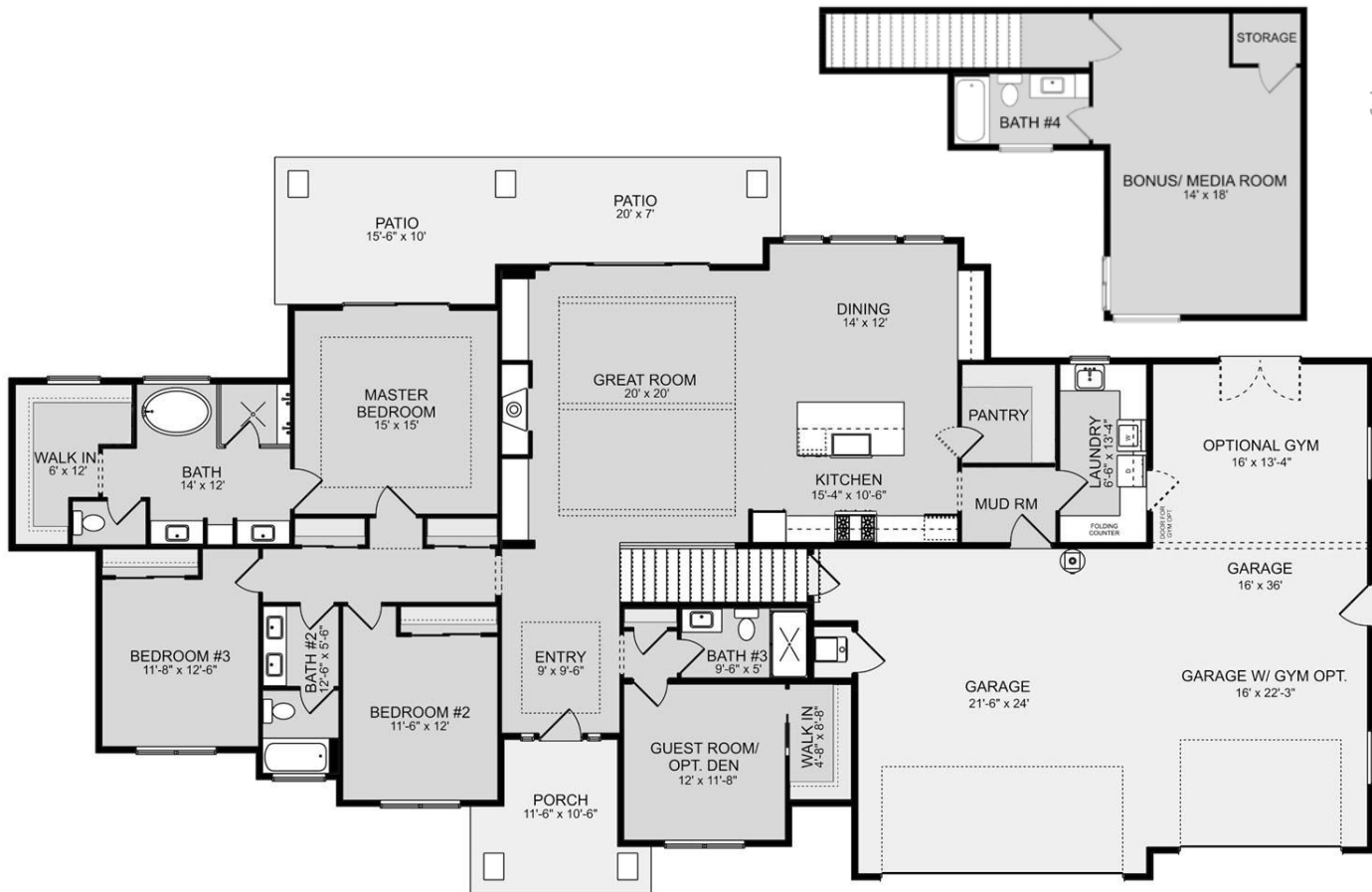




The Catalina w/ Gym

STARTING AT
\$1,130,000

3/4 Bed
4 Bath
3 Garage
3,222 SqFt



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Drafttech - Award Winning Designs

The Ariana

STARTING AT
\$1,019,000
 3 Bed
 2.5 Bath
 4 Garage
 2,952 SqFt



The Ariana Flex

STARTING AT
\$1,115,000
 3 Bed
 3.5 Bath
 4 Garage
 3,398 SqFt

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The Adalyn

STARTING AT
\$1,058,000

4 Bed
3.5 Bath
6 Garage
3,066 SqFt



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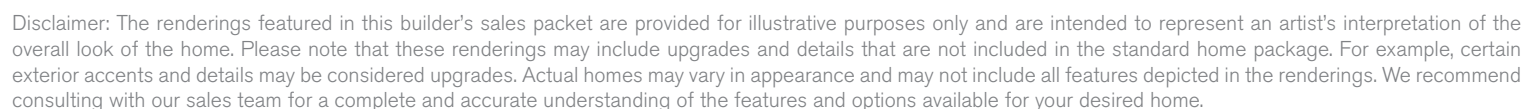


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4 Bed
3.5 Bath
2+RV Garage
3,066 SqFt



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DraftTech - Award Winning Designs

The Lyra w/ Basement

STARTING AT
\$1,075,000

4 Bed
3.5 Bath
4 Garage
3,596 SqFt



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The Eveline

STARTING AT
\$1,175,000
 4 Bed
 3.5 Bath
 5 Garage
 3,400 SqFt



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