

THE QUEENSGATE QUARTER



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REAL ESTATE



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STANDARD FEATURES

Exterior

- Stucco exterior for durability
- Stacked stone accent on front elevation

Flooring

- Wide array of Luxury vinyl plank flooring in foyer, kitchen, pantry, great room, main level hall, nook, laundry and powder room (as applicable)
- Wide selection of tile flooring in primary and secondary bathrooms
- Designer carpet with 6 lb pad in carpeted areas
- Upgrade available for 8 lb pad in carpeted areas

Kitchen/Bathroom Surfaces

- 3 cm Quartz or Granite slab counter included in kitchen, primary bath, secondary bath and powder room as applicable
- Full height tile splash to bottom of upper cabinets in the kitchen
- 4" tile splash in primary and secondary baths
- Tile shower walls with fiberglasspan in primary bath
- Upgrade available for tile on drop in tub surround in primary bath
- Upgrade available for tile on face, up to bottom of mantel on fireplace surround

Plumbing and Hardware Fixtures

- Delta – Ashlyn or Saylor chrome plumbing fixtures with 4" spread vanity fixtures in powder and secondary baths. 8" spread in primary bath
- Single basin undermount stainless steel kitchen sink
- Delta Essa Pro single handle pull-down (stainless steel) kitchen faucet
- Fiberglass tub/shower combo in secondary baths (per plan) and fiberglass shower pan in primary bathroom
- Drop in tub at primary bath per plan
- Frost free hose bibs on front and rear of home (placement predetermined)
- Oval undermount sinks in powder/guest baths, primary and secondary bathrooms
- Garbage disposal in kitchen

Paint

- Professionally selected exterior color schemes to choose
- Painted exterior entry door and garage doors
- Choice of one paint color throughout interior
- High gloss easy clean white trim

Millwork & Doors

- 6'8" Entry door with obscure glass (per elevation)
- Black exterior door handle at front entry door
- Round, pismo interior knobs with square back plate (black or Brushed nickel)
- Painted millwork and paneled doors
- Painted millwork, fully wrapped windows and closet frames throughout interior
- Available upgrade for painted floating mantel with tiled face up to mantel at fireplace
- Iron railing with stained handrail (at first stair run, perplan)
- 5" base trim, 3.5" door casing with 1x5 header
- 6'8" hollow core interior doors on the main level and other levels

Electrical & Lighting

- Designer selected, light fixture package (brushed nickel or bronze finish).
- Pendant lights over kitchen island
- Recessed lighting withwhite trim in kitchen, nook, great room, all bedrooms and den as applicable
- LED light bulbs throughout
- Cable in primary bedroom and living room
- One belt driven garage opener with 2 transmitters at 2 car bay. Available upgrade for 3rd car garage opener
- Garages prewired for future garage door openers at additional garage bays
- Available upgrade pre-wire for electric car charger

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STANDARD FEATURES

Cabinets

- Painted cabinets in kitchen and primary & secondary bathrooms
- Full overlay cabinets with shaker style drawer fronts and shaker style cabinet doors
- 42" tall upper cabinets in kitchen
- 36" tall base cabinets in primary & secondary bathrooms
- Enlarged kitchen island
- Soft close cabinets doors and soft close full extension drawers in kitchen and bathrooms
- Pulls included on all cabinet doors and drawers with finish choice
- Utility sink in laundry with shelves. Upgrade available to cabinets and sink with 4" backsplash
- Appliances
- Frigidaire gallery or equivalent appliances
- 30" cooktop
- 30" stainless steel canopy hood
- Stainless steel exterior Dishwasher
- Wall mount microwave and oven combo built upper cabinets

Drywall

- 9' ceiling heights on all floors unless specified
- Upgrade available for 10' ceiling in living level
- Garage drywalled and taped
- Interior light orange peel texture throughout the home
- Insulation
- All insulation meets or exceeds WA state energy code

Heat

- Heat pump with AC
- Energy efficient digital & programmable thermostat
- Upgrade available for dual zone HVAC

Windows & Doors

- Energy efficient windows
- Black windows with clay upgrade option
- Screens included on windows and sliding glass doors
- Double pane insulated windows
- Garage doors per exterior plan

Closets, Shower doors & Mirrors

- Solid white shelving in linen & pantry, solid white shelf with clothes hanging rod in Coat and bedroom closets
- Primary bath mirrors from backsplash to under light fixture
- Secondary bath mirrors from backsplash to under light fixture
- Primary bath semi-frameless glass shower door and panel with black trim

Fireplace

- Upgrade available for indoor gas fireplace with shelving on the sides

Water Tank

- Electric hybridwater tank

Landscaping and Concrete area

- Professionally landscaped front yard with sod
- Concrete patios per plan
- Upgrade available for side and backyards

Warranty

- 2-10 builder warranty

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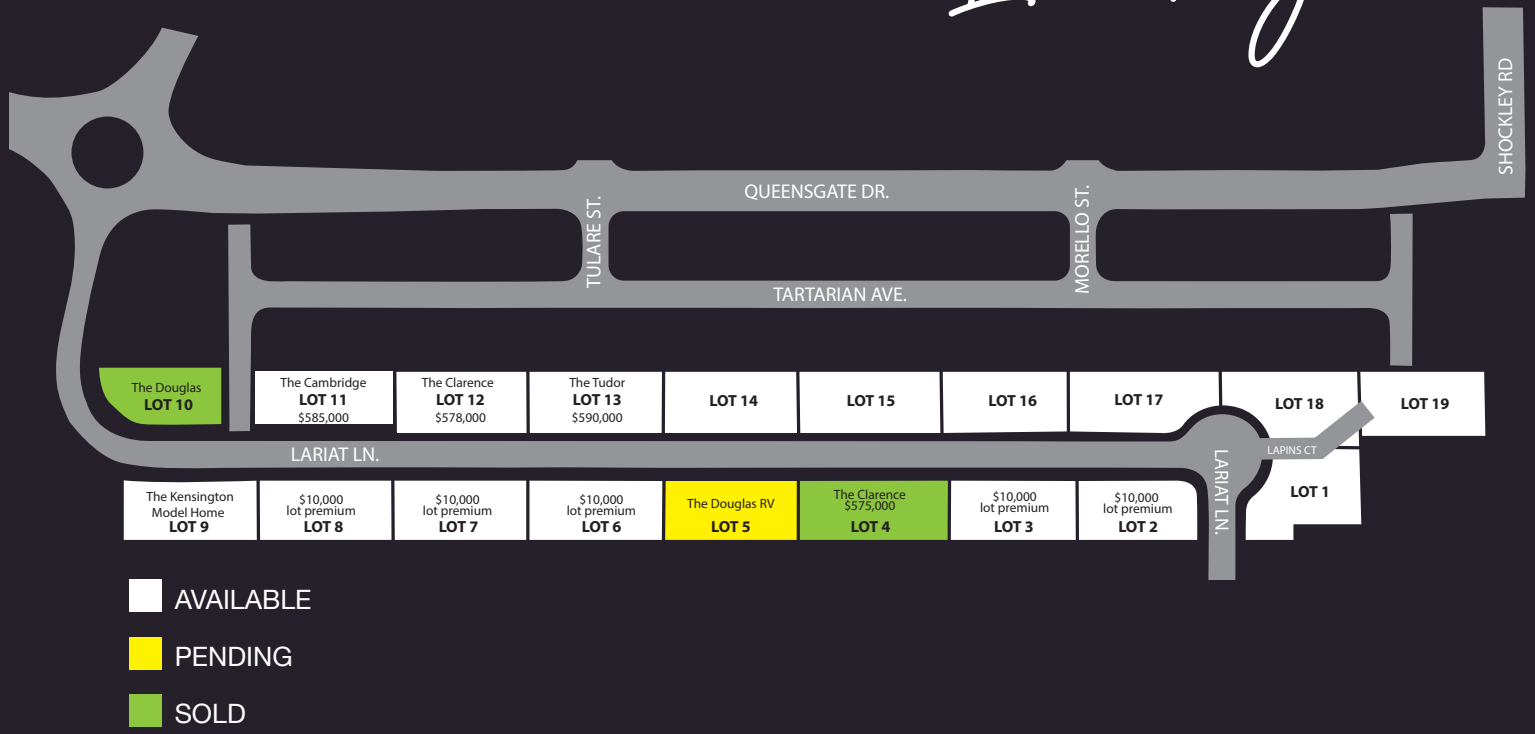


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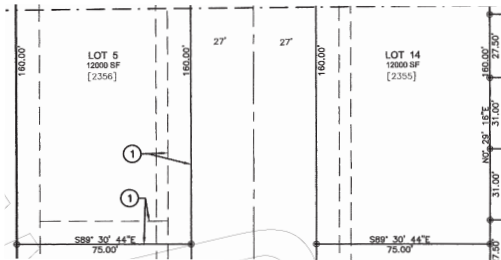
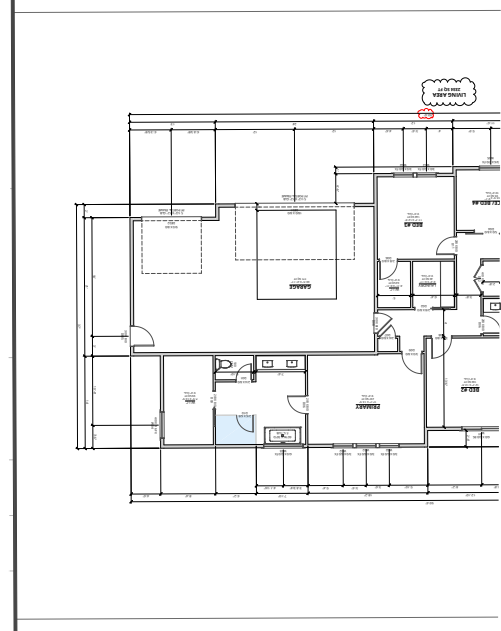
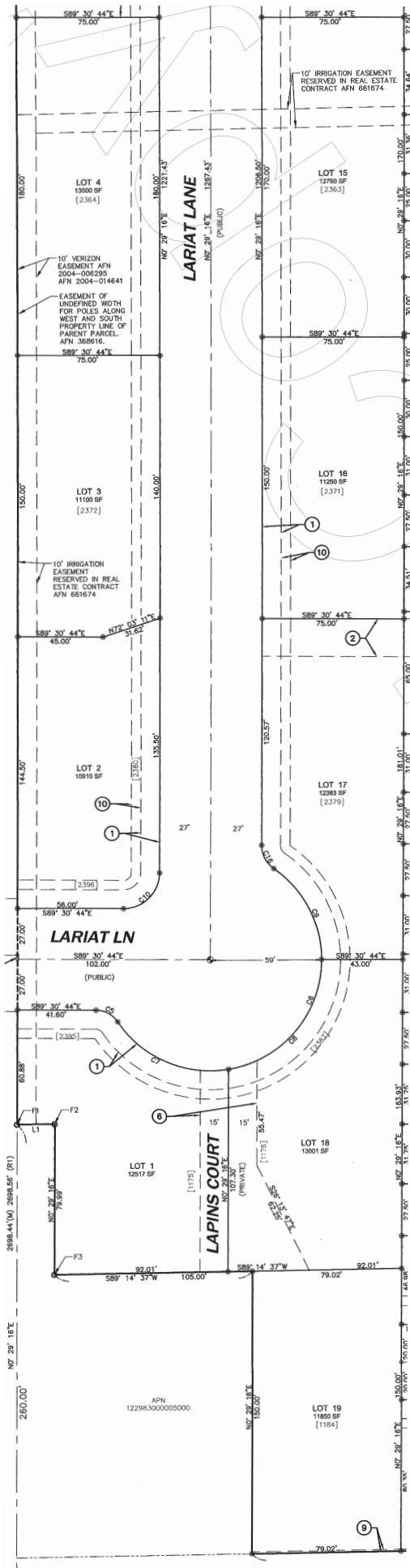
A SOPHISTICATED
DESTINATION FOR *Living*



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COMMUNITY FLOOR PLAN FEATURES & PRICING

Story	Floor Plan	Square Footage	Garage	Pricing	Fits on lots
1	The Windsor	1910	3	\$575,000	1, 18, 19
1	The Monarch	1910	3	\$578,000	1, 18, 19
1	The Clarence	1950	3	\$585,000	2-17
1	The Tudor	1982	3	\$590,000	2-17
1	The Douglas	2261	3	\$650,000	2-17, 19
1	The Douglas w/RV	2261	4+	\$720,000	2, 3, 5-14, 16, 19
1	The Kensington	2334	3	\$675,000	2-17
1	The Cambridge	2350	3	\$610,000	2-17
1	The Cambridge w/RV	2350	4+	\$680,000	2-17
2	The Tularosa	2773	3	\$729,900	11-17

**NEW HOMES
STARTING AT
\$575,000**



Prices reflect base prices and are subject to change without notice. Lot premiums and options may add to the total of your new home. The plan drawing and renderings represent an artist's conception and are not intended to be an exact representation and is not intended to show specific detailing. Plans remain subject to change without notice. Drawings are not to scale. All measurements are approximate.

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THE WINDSOR



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4



3



3



1910



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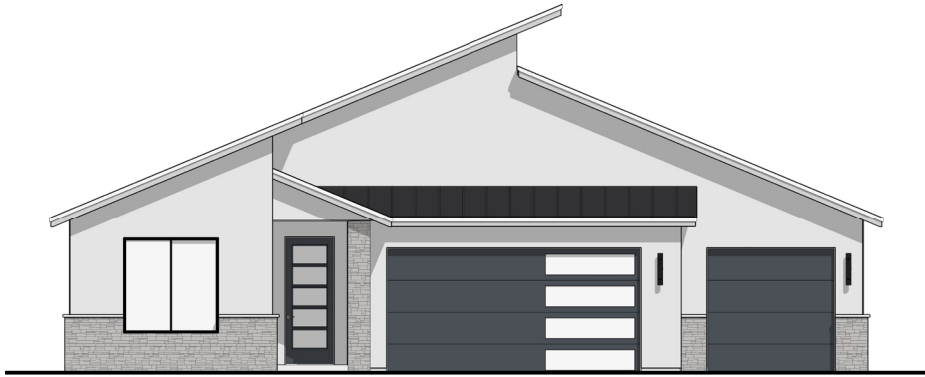
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THE MONARCH



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4



3



3



1910



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THE TUDOR



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3



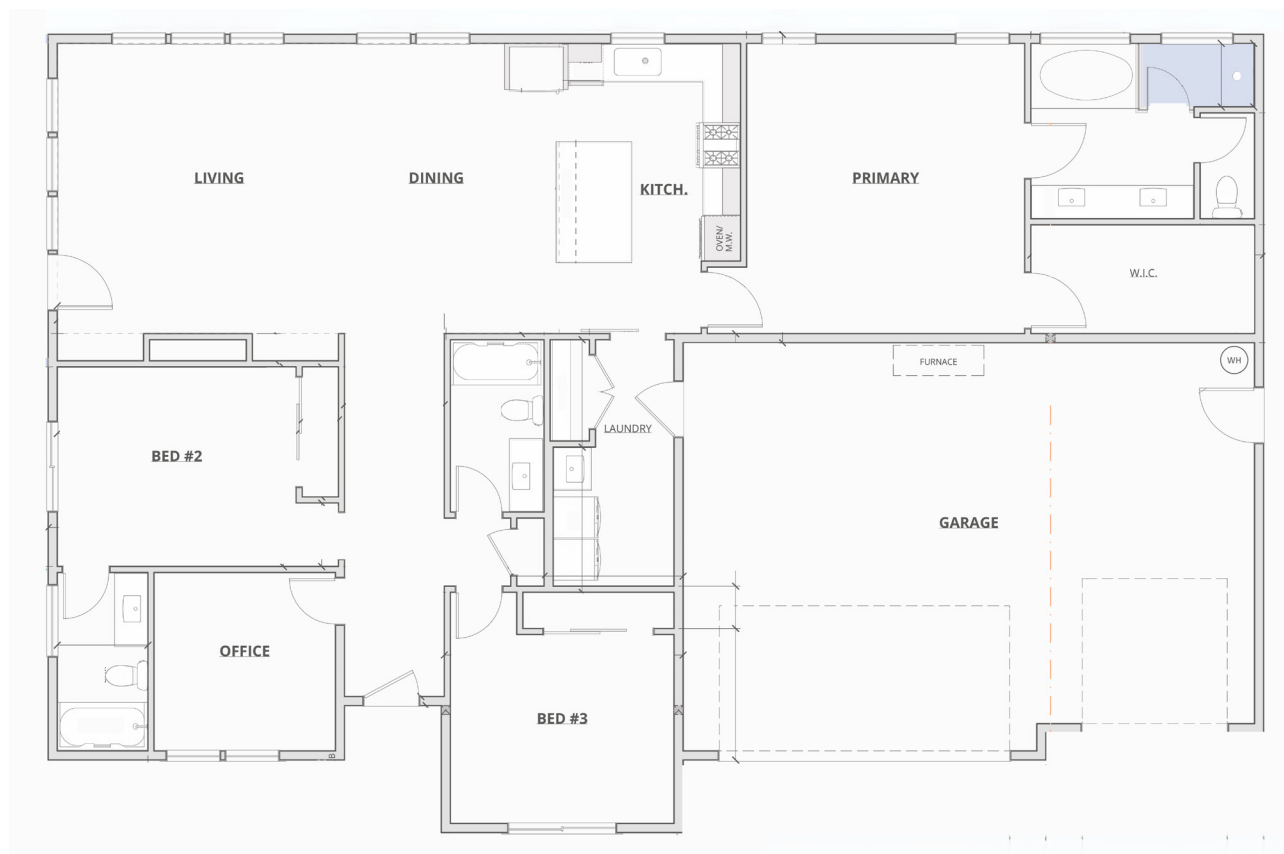
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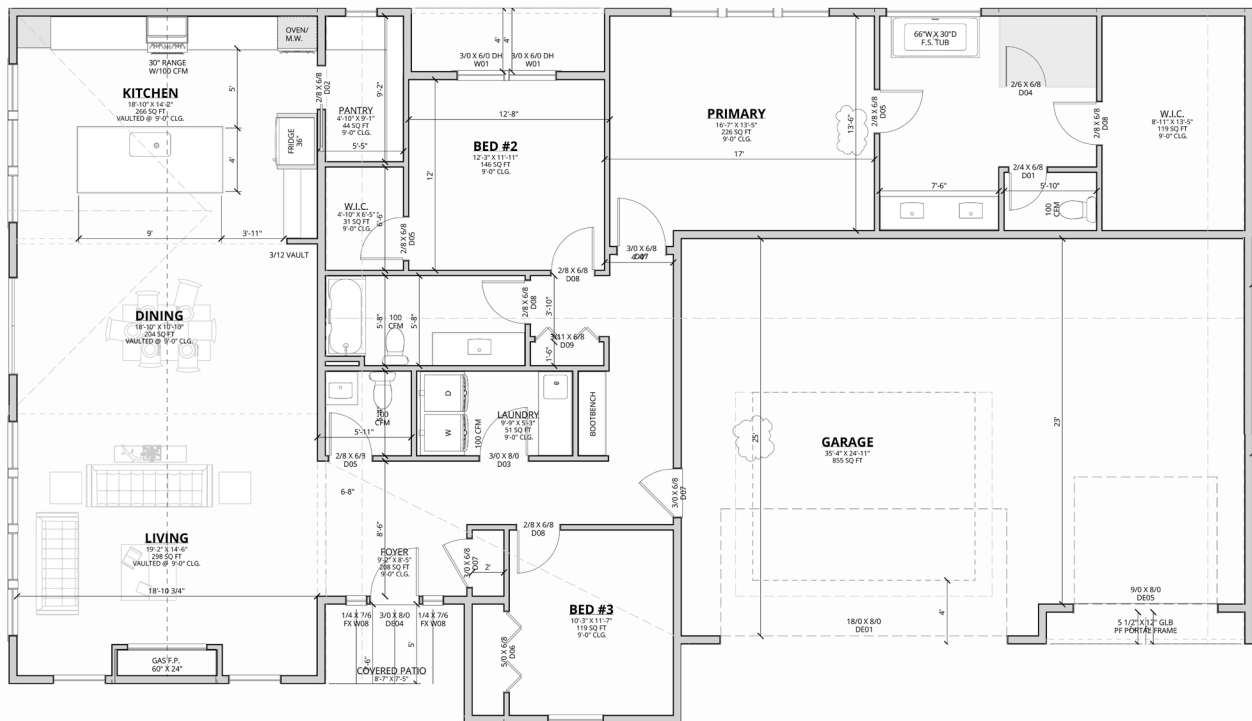
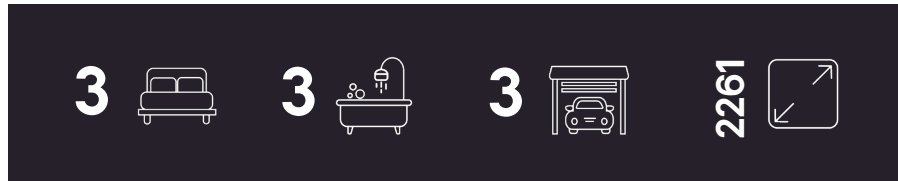


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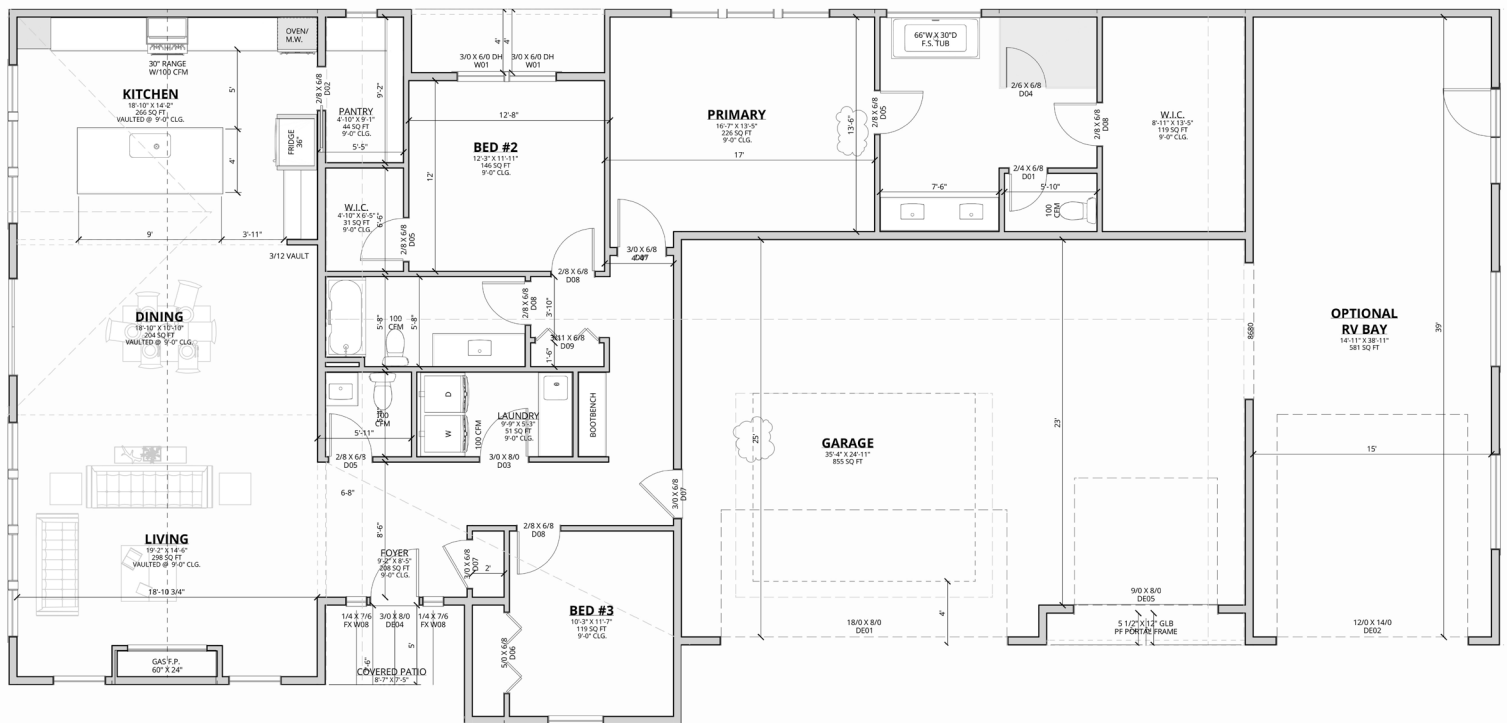
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Equal Housing Opportunity

THE DOUGLAS W/RV



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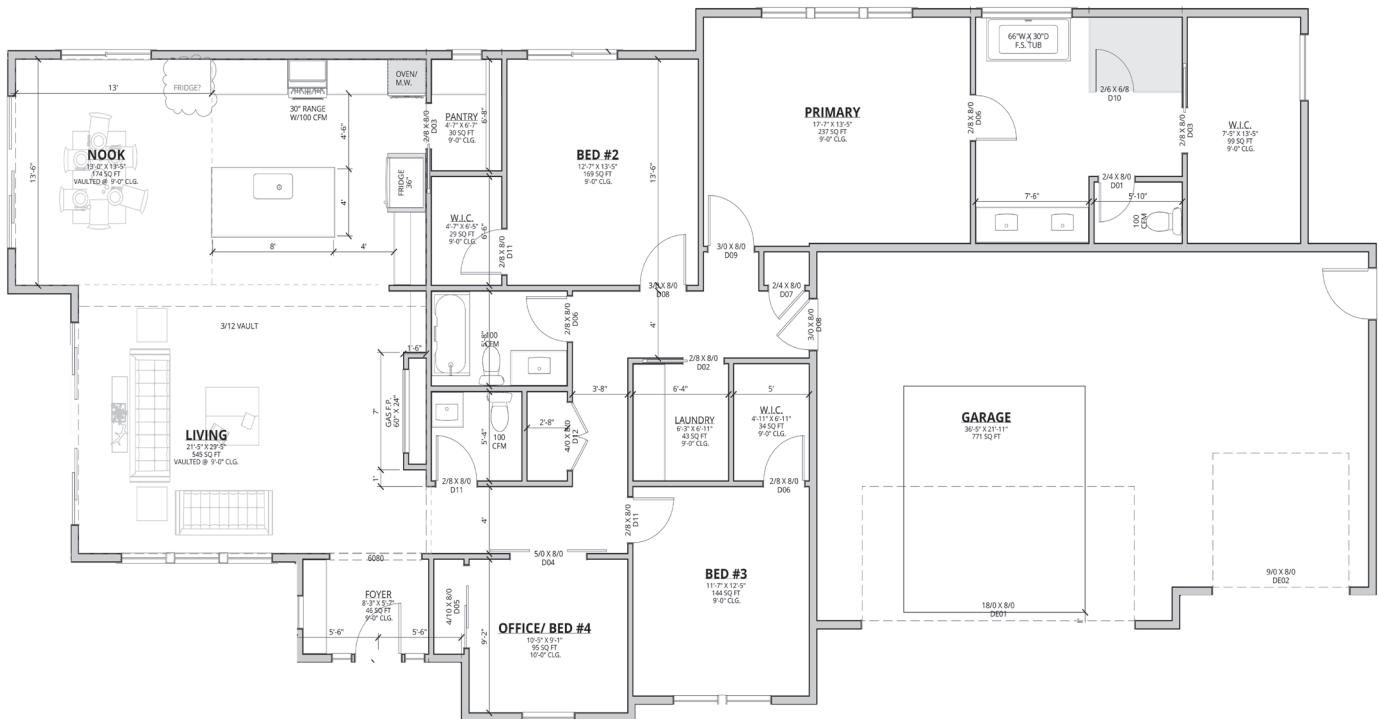


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Architectural elevation drawing of a modern house. The house features a dark grey roof, grey brick siding, and dark wood vertical siding. The front facade includes a large window on the left, a central entrance with a white door and a small porch, and a two-car garage with dark grey doors on the right. The drawing is labeled 'ELEVATION' and 'SECTION'.



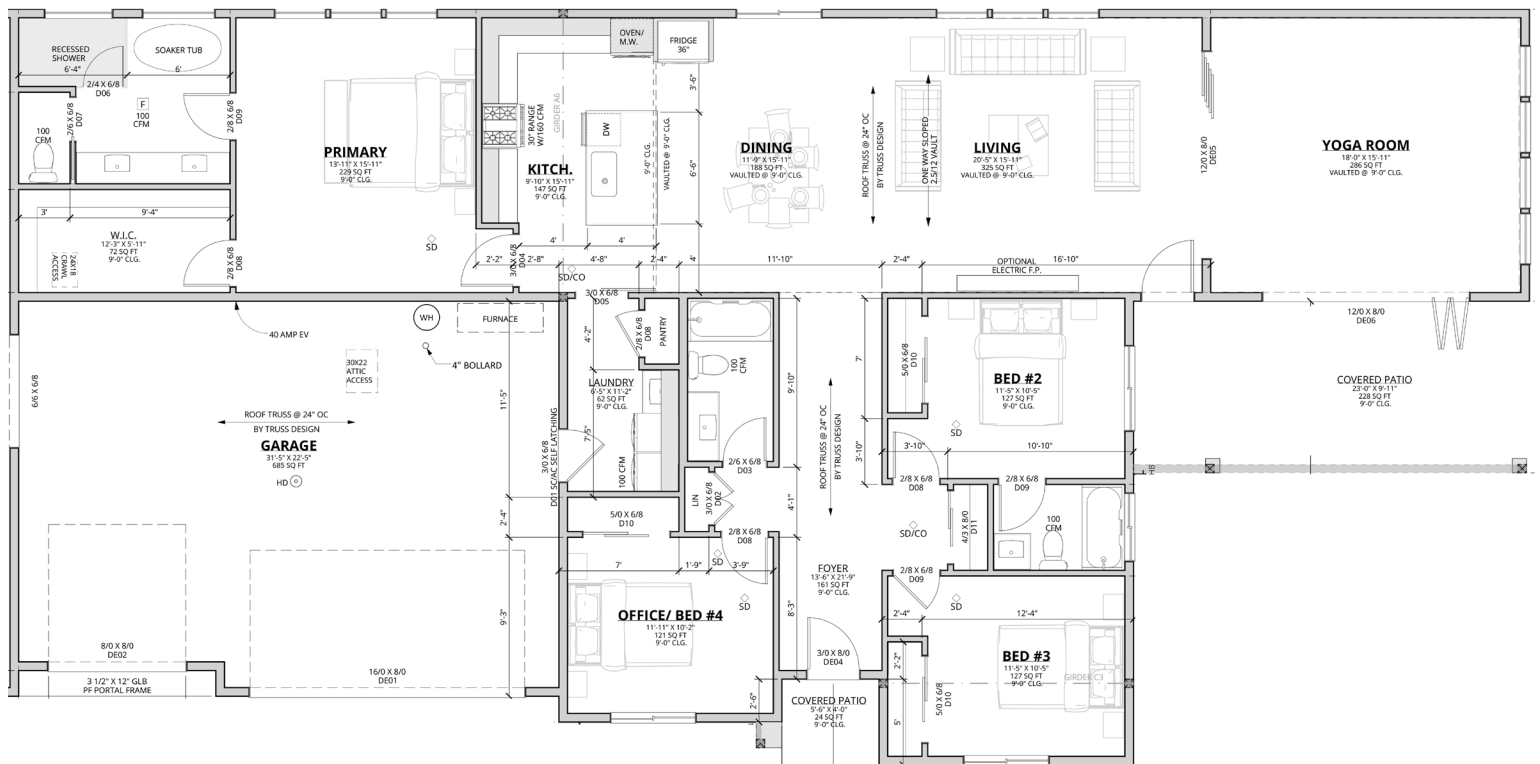
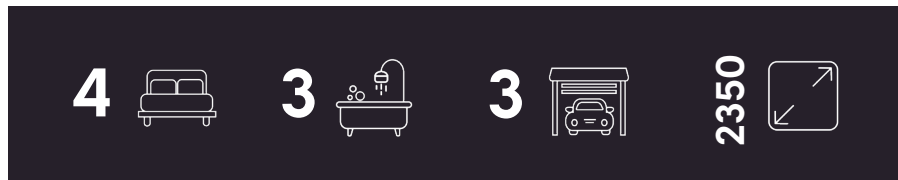
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THE CAMBRIDGE



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Architectural elevation drawing of a modern, single-story house. The house features a dark grey roof and walls. On the left, there is a large garage door with horizontal panels. To its right is a smaller entrance door with a small porch. Further right is a large window with a dark frame. On the far right, there is another large window with a dark frame. The house has a clean, minimalist design with a mix of dark grey and light grey textures.



THE TULAROSA



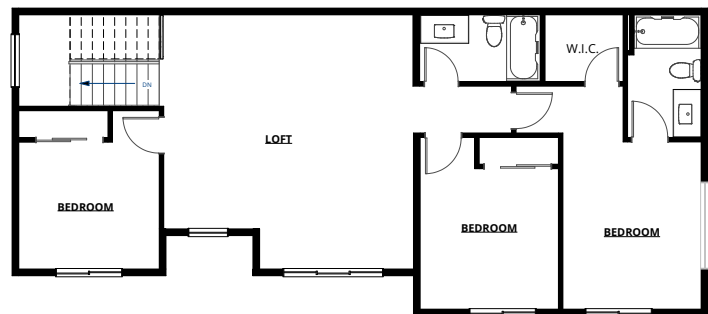
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4	
4	
1	
3	
2773	



① **1ST STORY FLOOR PLAN**
1/4 IN = 1 FT



② **2ND STORY FLOOR PLAN**
1/4 IN = 1 FT

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