S&C HOMES

THE KEY TO LEGACY

CENTURY 21

Tri-Cities

STANDARD FEATURES

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CONSTRUCTION & GENERAL FEATURES

- **Foundation:** Crawlspace
- **Framing:** 2x6 exterior walls (16″ on center), 2x4 interior walls (24″ on center)
- **Insulation:** R-21 batt in walls, R-49 cellulose in ceilings
- **Drywall:** ½″ in main areas; ″ in fire-code areas; orange peel texture with bullnose corners
- **Ceilings:** Skip-troweled texture
- **Heating & Cooling:** High-efficiency heat pump
- **Electrical:** 200 amp service panel
- **Water Heater:** Hybrid heat pump

EXTERIOR FEATURES

- **Roof:** 30-year composite shingles
- **Siding:** HardiPlank or upgraded stucco
- **Windows:** Clay-colored double-pane vinyl with screens
- **Entry Door:** Insulated fiberglass
- **Garage:** Drywalled, opener with 2 remotes and keypad
- **Utilities:** 2 hose bibs & 2 weatherproof outlets
- **Concrete:** Broom-finished
- **Patio:** Open or covered (per plan)
- **Landscaping:** Front yard sod, planter beds, UGS, edging; full yard upgrade available

INTERIOR FEATURES

- **Ceilings:** 9′ standard; vaulted in select areas (per plan)
- **Fixtures:** Brushed nickel or black plumbing & lighting
- **Technology:** Pre-wired for telephone & cable
- **Doors & Hardware:** Two-panel, with matching finishes
- **Flooring:** LVP in wet areas; carpet with 8 lb pad elsewhere
- **Storage:** Wood shelving; bi-pass bedroom closet doors
- **Paint:** One color (Sherwin Williams); upgrades available

KITCHEN FEATURES

- **Sink:** Stainless steel
- **Cabinets:** Maple, soft-close, raised or shaker panel
- **Appliances:** SS electric range (gas optional), dishwasher, microwave, disposal
- **Counters:** Quartz with 6″ tile backsplash; upgrades available
- **Pantry:** Wood shelving

Bathroom Features

- **Sinks:** White oval
- **Cabinets:** Same as kitchen
- **Counters:** Laminate with 6″ tile backsplash; upgrades available
- **Accessories:** Towel bars, rings, toilet paper holders
- **Showers & Tubs:** Master with walk-in fiberglass (tile wall); main bath with fiberglass tub/shower

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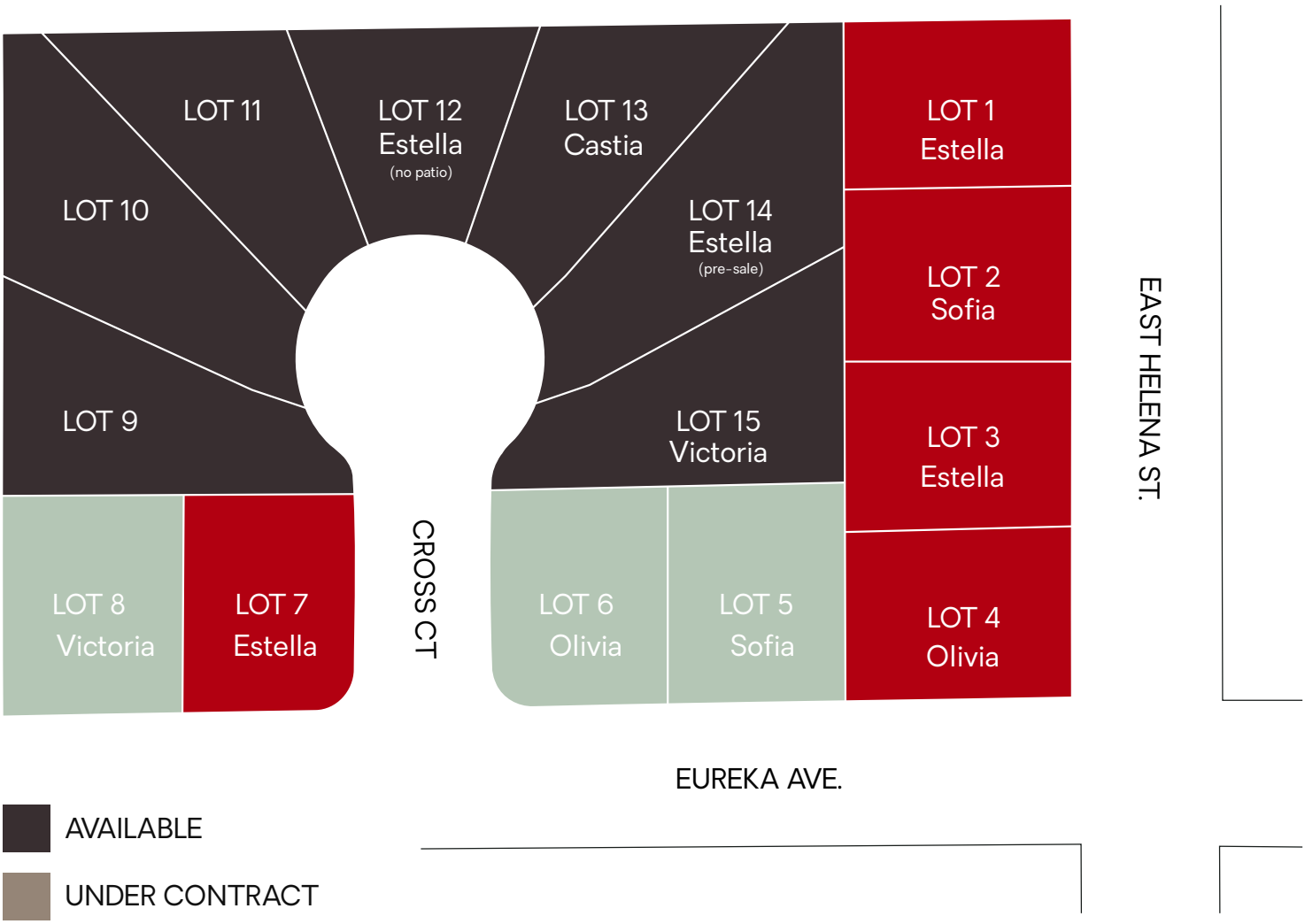
VIDA I



- AVAILABLE
- UNDER CONTRACT
- SPEC HOME
- SOLD

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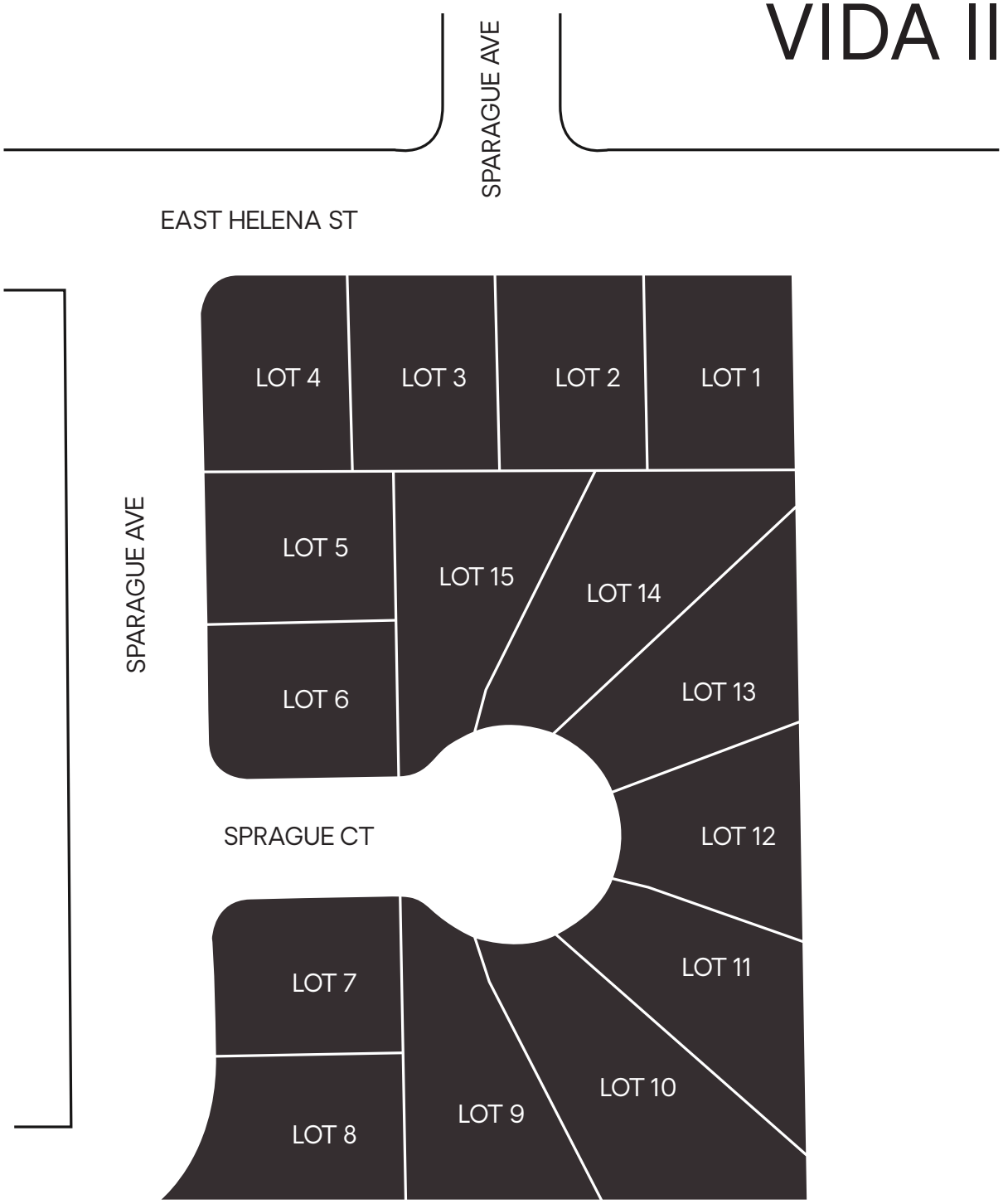
VIDA II



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COMMUNITY FLOOR PLAN FEATURES & PRICING

Story	Floor Plan	Square Footage	Garage	Pricing
1	Castia	1192	2	$389,900
1	Victoria	1307	2	$399,900
1	Estella	1427	2	$409,900
1	Olivia	1599	2	$439,900
1	Sofia	1685	3	$469,900
1	Clara	1800	3	$489,900

NEW HOMES STARTING AT $389,900

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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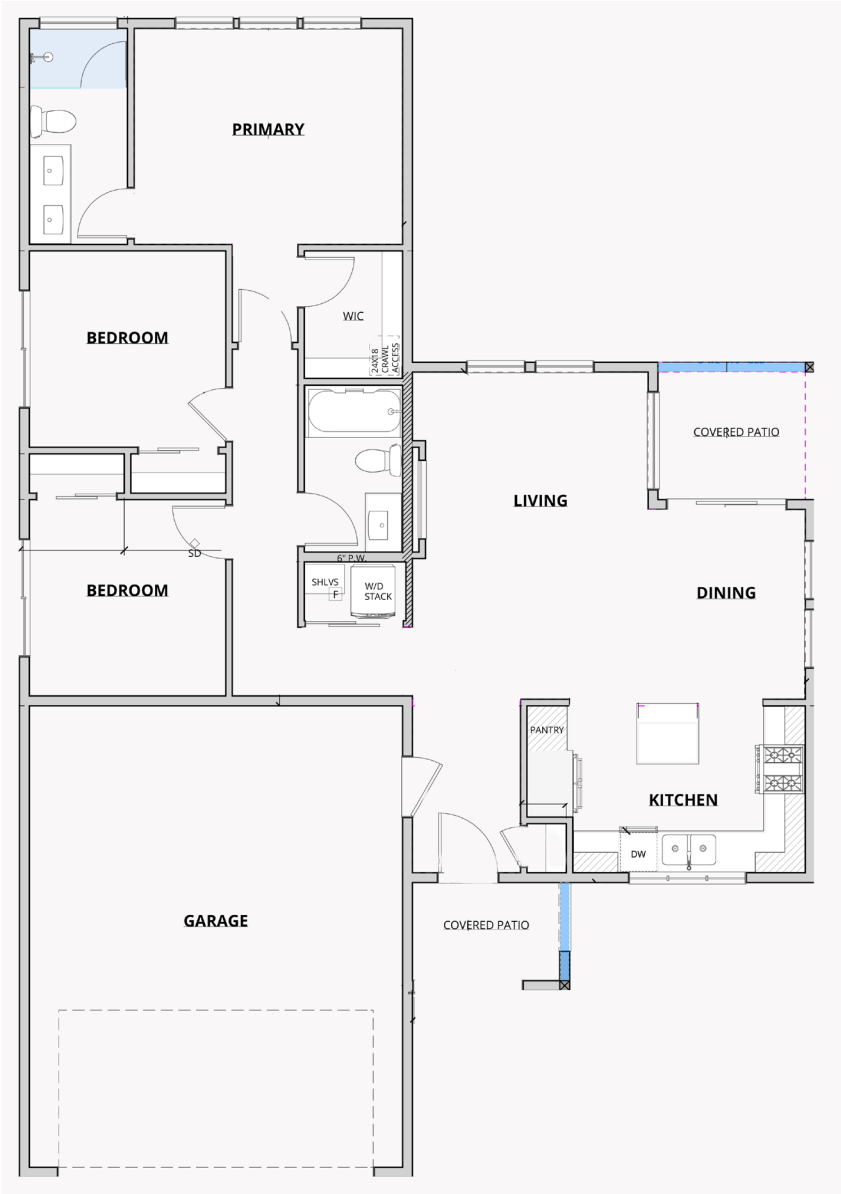
CASTIA

3

2

2

1192



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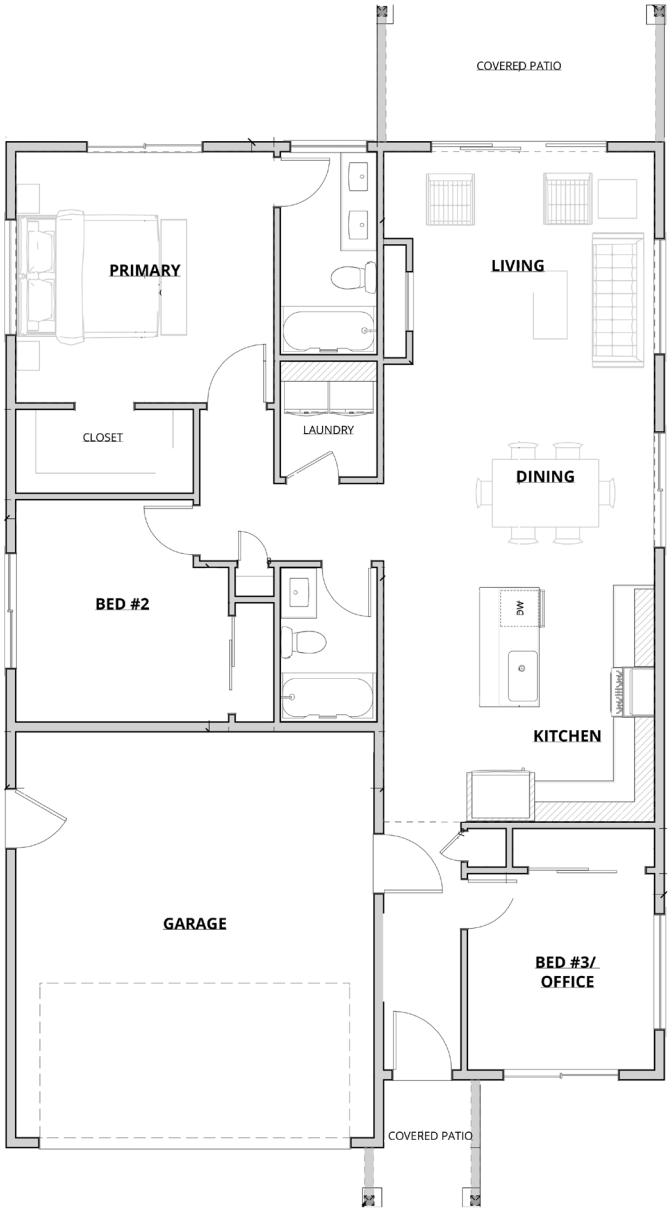
VICTORIA

3

2

2

1307



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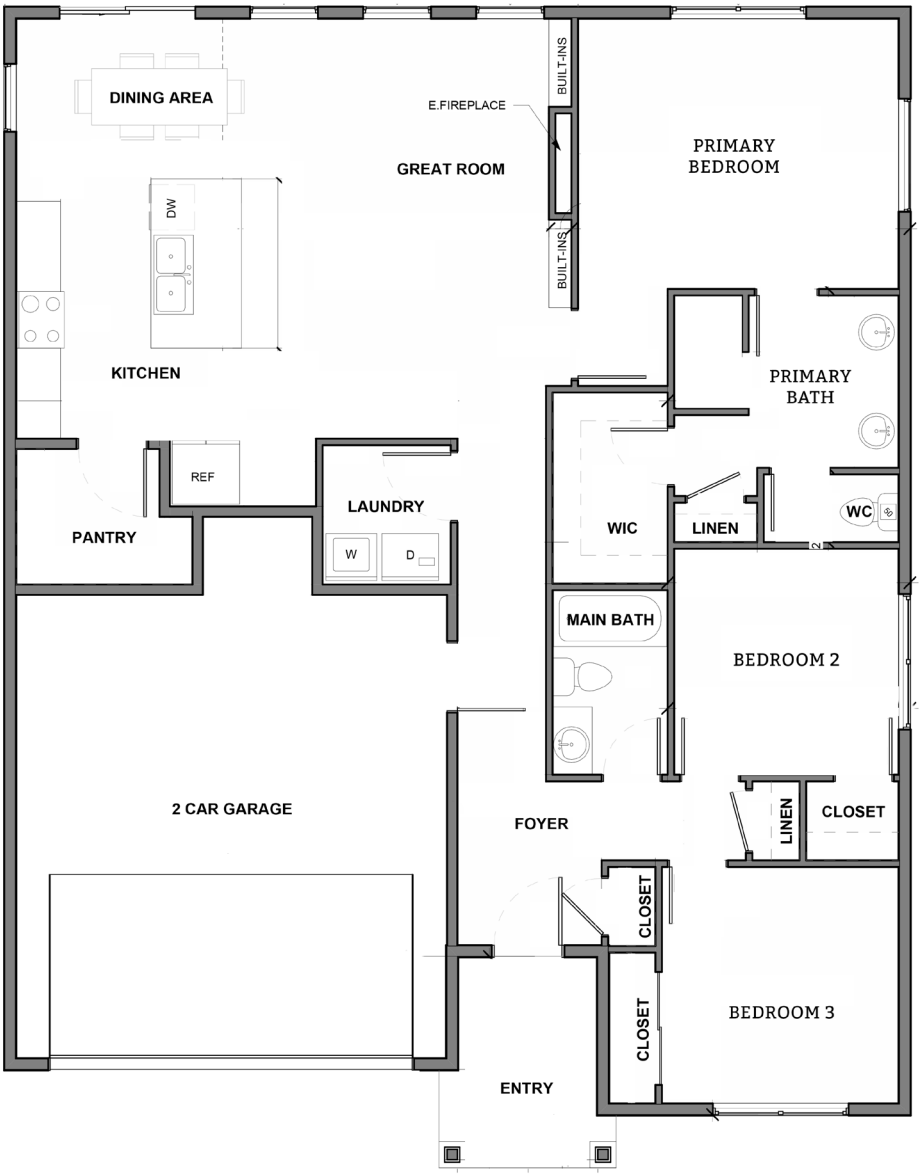
ESTELLA

3

2

2

1427



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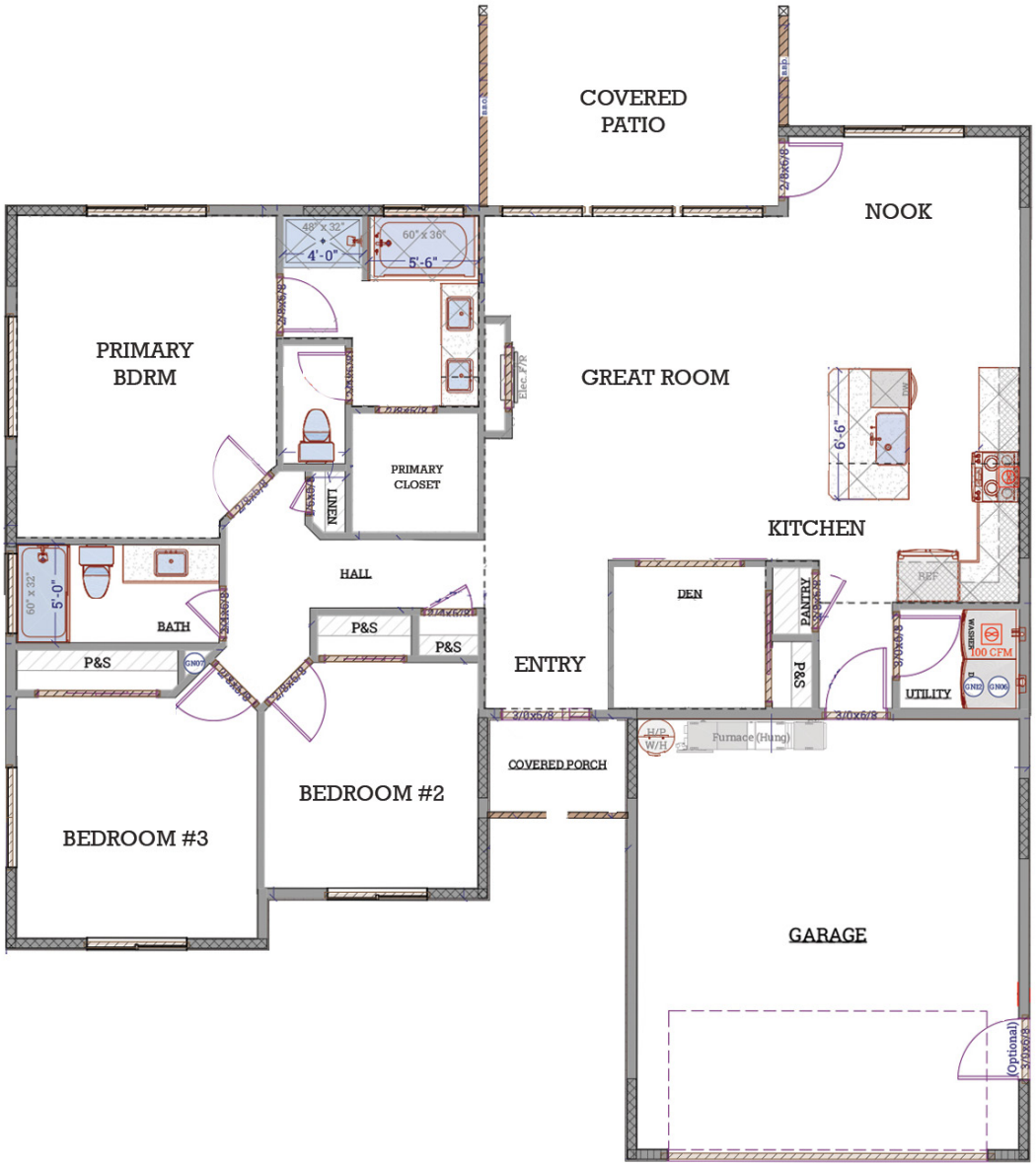
OLIVIA

3

2

2

1599



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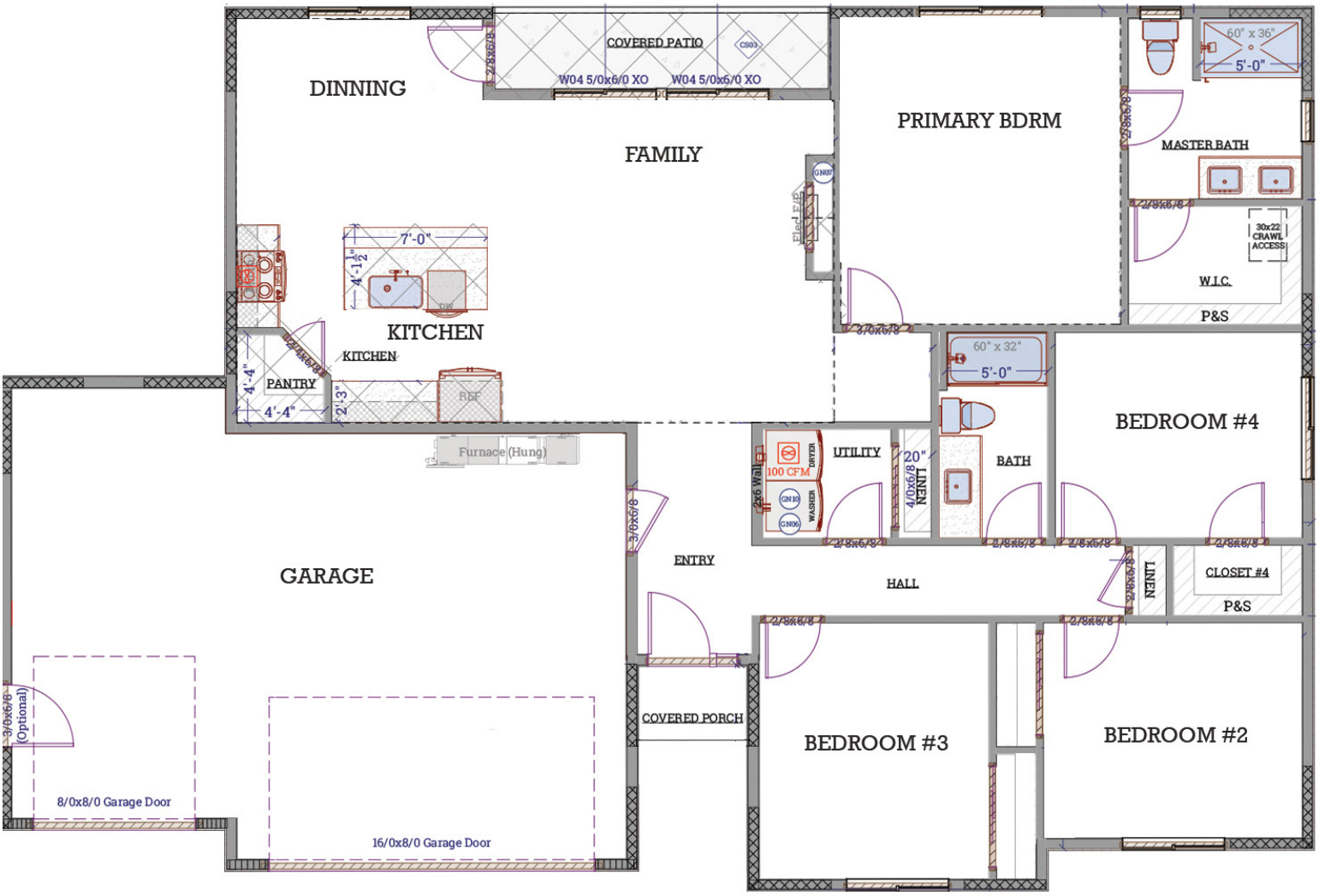
SOFIA

4

2

3

1685



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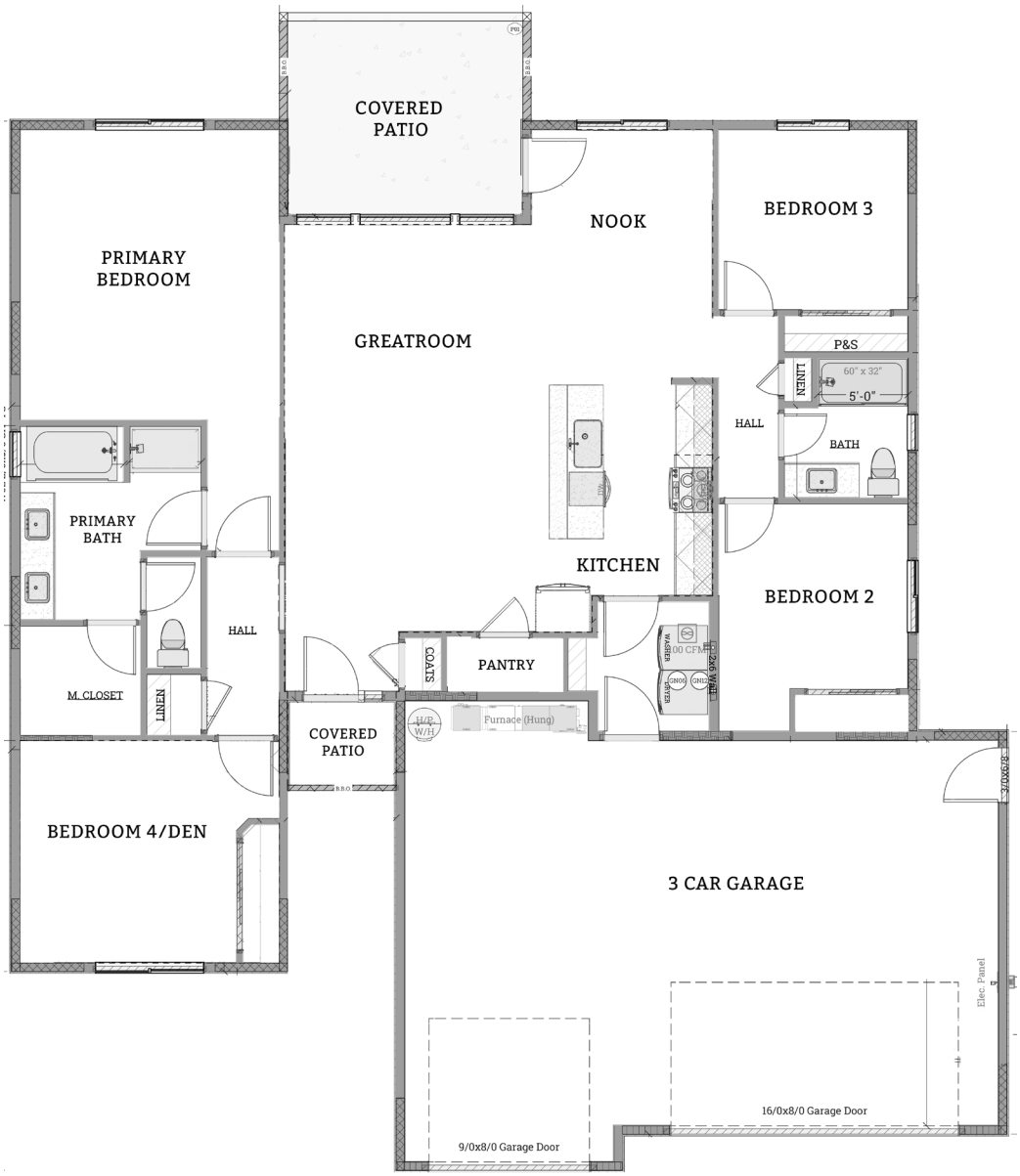
CLARA

4

2

3

1800



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