



1692 NW Larch Avenue, Redmond OR 97756

## **INCLUSIVE FEATURES**

### **STRUCTURAL**

- 2 X 6 Exterior Stud walls.
- Tongue and groove 3/4 sub floor-glued and nailed.
- Engineered wood floor joist.
- Engineered roof trusses.
- 6/12 Pitch roof.
- Poured in place 24" foundation wall.
- Architectural style composition roofing 30 year dual black, with ridge vent.
- 9' high ceilings.
- Vaulted great room.
- 24" roof over hangs.

### **SIDING**

- House wrap to prevent water intrusion.
- Entire home Hardie plank siding.
- Gables bat and board.
- Stained front porch beams and posts.

### **ELECTRICAL, FIXTURES AND LIGHTNING**

- 200 Amp service
- GFI- Exterior plugs.
- Doorbell and chime.
- Black- exterior door knobs and deadbolt.
- Black exterior light fixtures, front of garage and man door
- Black light fixtures throughout home.
- Three Pendants over island.
- Recessed can light throughout.

### **EXTERIOR WINDOWS & DOORS**

- Milgard style line windows.
- Painted fiber glass, front and garage man door.
- Front door with glass.

### **CABINETES**

- Custom shaker euro style, knotty Alder stained with door pulls included.
- 36" uppers
- Kitchen pantry with wood shelving, quartz countertops and tile backsplash throughout.
- Full height kitchen back splash.

## **HEATING SYSTEM**

- Gas forced air with AC.
- 95% Efficient furnace.

## **PLUMBING**

- 2 Exterior frost-free hose bibs
- Tankless hot water heater.
- Plumbing for ice maker.
- Black Moen Genta interior faucet package.
- Stainless steel single compartment kitchen and laundry sink.
- Master shower tile walls with fiber glass pan.

## **FLOORING**

- Evoke LVP Flooring Entry, kitchen, great room and hallway.
- Tile bathrooms floor with tile base.
- Tuflex Premium carpet with 8lb pad, bedrooms.

## **APPLIANCES**

- Garbage disposal.
- Stainless steel appliance package.
- Gas range.
- Dishwasher.
- Refrigerator
- Built in microwave with venting to outside.

## **INTERIOR TRIM & DOORS**

- 5" base board.
- Craftsman style door header and casing trim.
- Two panel interior doors painted to match trim.
- Wire shelving in closets.
- Window sills and apron.

## **INSULATION, DRYWALL & PAINT**

- Square drywall corners.
- Hand Texture throughout
- Interior paint- two tones, walls, and trim.
- Exterior paint three tone, Sherwin Williams Super Paint.
- Insulation meets or exceeds building codes, R-23 blow in walls.
- All interior sound walls.

## **OTHER FEATURES**

- Rear concrete covered patio.
- Oversized finished garage, 16 x 8 insulated door with windows and opener.
- Insulated and Hand Texture finish in garage.
- Glass shower door in master.
- Towell bars and mirrors.
- Front Porch columns with eldorado stone
- Gutters and Down Spouts.

