

MOUNTAINS EDGE



A Community of Private, Custom-Crafted Homes set Between the Mountains and the Lake

Included Elevated Standard Features

Construction Details

- Poured 8" x 8' concrete basement walls, foundation coating, stone base, footing drains
- 1 egress basement window
- 3/4" T&G Advantech subfloor
- 2" x 6" @ 16" OC exterior wall framing
- 9' First floor walls, 8' Second floor walls
- "Zip System" wall and roof sheathing
- Air sealed exterior walls
- R-21 Insulation in exterior walls incl. garage
- R-38 Insulation in ceiling
- Basement walls fiberglass blanket insulation
- Ice & water shield along roof eaves and valleys
- Finished 1/2" drywall walls and ceilings
- Finished & primed drywall in garage

Exterior Features

- Maintenance-free Vinyl 7" board & batten details
- Double 4" horizontal vinyl siding, per plan
- 30 yr. Architectural style shingles with standing seam metal roof on front porch
- Douglas fir front porch posts and gable corbels
- VWD double hung white vinyl double-hung low-E windows with internal grills and screens
- LED recessed soffit lights on front gables
- Insulated Thermatru fiberglass entry doors
- Insulated garage door with opener
- 2 Exterior GFI outlets
- 2 Exterior frost-free water spigots
- Stamped concrete front porch & walkway
- Covered back porch on brushed concrete slab

Heating and Electrical

- York high efficiency propane single zone forced hot air heating system
- AO Smith 50 gallon propane hot water heater
- Central air conditioning
- Buried 500-gallon propane tank
- Programmable thermostat
- Whole-house heat recovery air exchanger
- Kitchen and bathroom fans vented outside
- 200-amp electrical service
- Hardwired, interconnected smoke and carbon monoxide detectors per code
- Cable TV jacks in BRs, living room, HDMI in living room
- LED Recessed lighting throughout
- Bedrooms include fan/light fixture
- LED closet lights in each closet

Interior Finishes

- Premium paint on walls with semi-gloss paint on trim, sprayed
- 3-1/2 inch Colonial window and door casing
- 5-1/4" Painted colonial baseboard trim
- Transom window detail over all 1st floor doors or 8' doors
- Custom-built mudroom bench and cubbies
- Solid core interior doors
- Black door hinges and knobs
- Timberlake cabinets w/solid wood doors, soft closing drawers/doors in kitchen/pantry
- Crown molding & light rail on cabinets in kitchen w/ under-cabinet and upper cabinet lighting
- Custom-built wood range hood
- Bella Cera engineered hardwood floors in the entry, living room, kitchen, and master bedroom. Carpeting in other bedrooms.
- Ceramic tile floor in master bath
- Mannington Adura 12x24 tile in guest bath, half bath, mudroom
- Tile master bathroom shower with glass panel
- Black faucets in bathrooms
- Comfort-height, elongated toilets, soft-close seats
- Black light fixtures
- Laminate custom shelving in master closet
- Vinyl coated wire shelving in other closets
- Quartz countertops in kitchen
- Butcher block countertop and shelves in pantry
- Quartz countertop in master bath
- Solid surface countertop in upstairs bath
- Pedestal sink in powder bathroom
- Stainless steel appliance package
- Heat-N-Glo 36" gas fireplace w/ remote
- Complimentary 8 hours of time with interior design firm Plum + Crimson for interior selections

Property Features

- Town sewer tie-in
- Lot cleared and stumped 35'+/- around home
- In-ground sprinkler system front yard
- Drilled well
- Underground utilities
- Hydro-seeded lawn
- Asphalt paved driveway
- Landscape package

