

INCLINE CREEK ESTATES

PRELIMINARY SPECIFICATIONS LIST

Exterior:

- Siding** - Cedar STK, cove rustic pattern, pre-stained
- Masonry** - Natural stone veneer
- Roof** - 40 year composition shingle
- Foundation** - Poured concrete
- Driveway** - Asphalt
- Electric** - 200 amp panel with sub-panel
- Garage Door** - Custom cedar with opener
- Front Door** - Knotty Alder
- Windows** – Andersen dual pane with vinyl cladding

Interior:

- Doors** – Knotty alder 2 panel
- Cabinets** – Custom solid raised panel alder
- Sheetrock** – Imperfect smooth
- Paint** – One color, off-white and semi-gloss in bathrooms
- Hardware** – Lever style, brushed nickel or antique bronze finish
- Switches** – Leviton Decora
- Cable TV** – Living room, 4 bedrooms
- Security System** – Doors contacted, motion detectors at entry and living room
- Sound System** – Pre-wire **ONLY**: Surround in Great Room, speakers in kitchen, Master Bedroom and Master Bath
- Structured Wiring** – Multi-media, computer networking capable (cat 6)
- Heating** – In-floor radiant (gas)
- Plumbing** – ABS and Pex piping with Vanguard manablock system 75 gallon water heater on recirculation pump
- Garage** – 2 car, completely insulated, sheet rocked, painted with polymer flooring
- Entry** – Porcelain, slate, or stone
- Stairs** – Wood from entry up, pine grab railing or hand railing
- Guest Bedrooms** – Carpet, closets with shelf and pole system, recessed lighting
- Guest Baths** – Porcelain tile, American Standard fixtures, glass tub enclosures
- Laundry** – Full cabinetry with laundry sink, quartz counter
- Great Room** – Recessed lighting, ceiling fan, 42” Heat N’ Glo gas fireplace
- Dining Area** – Chandelier
- Kitchen** – Custom knotty alder cabinets with slab granite or quartz counters, stainless steel sink, Grohe faucet, wood or porcelain tile flooring, KitchenAid gas range/oven, micro hood with convection, 36” refrigerator, dishwasher and a disposal
- Pantry** – Fully shelved, wood or tile flooring
- Powder Room** – Porcelain tile water wall. American Standard fixtures
- Master Bedroom** – Full walk-in closet with built-in shelves, vaulted or coffered ceiling*, gas fireplace* with stone or slate surround (*select models only)
- Master Bathroom** – Jetted tub, shower with porcelain surround, slab granite or quartz counter, ½ inch thick glass door, American Standard fixtures

ALL ITEMS ARE SUBJECT TO CHANGE AT DEVELOPER’S DISCRETION