



FORESTBROOK

AT CALDERA SPRINGS

Features and Finishes

Forestbrook Vacation Homes

May 2022

EXTERIOR

Roofing: Max Def Moire Black composition roof shingles, 50-year manufacturer warranty. Ice and water shield underlayment for entire roof. Standing seam metal roof accents on Lupine plan.

Entry Doors: Solid wood stained front doors with quality door hardware

Windows: Premium windows, black frame

Siding: Pre-finished board and batt and horizontal cedar bevel w/6" reveal

Masonry: Stacked Ledge Stone wainscot on front elevation and chimney chase

Patios: Concrete interlocking pavers at front entry and rear patios

Paint: Two-color low VOC painted siding with stained entry doors and wood accent areas. Paint scheme is pre-determined by lot to provide streetscape variety.

Landscaping: Irrigated front and rear, low-maintenance plants and shrubs

Privacy screen wall: Horizontal wood screen for front terrace (Larkspur and Manzanita); hot tub (all plans) and rear patio (Lupine). Note: actual hot tub is an optional upgrade.

INTERIOR

Cabinets: Alder soft-close doors and drawers

- Classic Package: Modified shaker cabinet, stained alder, matte black pulls
- Contemporary Package: Flat front cabinet, satin nickel ledge

Trim: Craftsman trim with window sills and 3-way drywall wrap

Doors:

- Classic package: 2-panel shaker knotty alder w/matte black Kwikset door hardware
- Contemporary package: Single-panel shaker painted (color: Snowbound SW7004) w/brushed nickel door hardware

Paint: Sherwin Williams low VOC 2-tone paint package:

- Trim: Snowbound SW7004
- Walls and ceilings: Shoji White SW7042
- Hand trowel walls and ceilings w/square sheetrock corners

Carpet: Shaw carpet in primary and guest bedrooms and on stairway of Manzanita plan**Engineered wood: Wood floor in living areas, kitchen, dining, halls and in Separate Rental Unit****Tile: Tile floors in entry, bathrooms and laundry room****Great Room (main home):**

- Vaulted ceiling, large windows, ceiling fan
- Fireplace: large format 24X48 tile with Cosmo 42-inch gas fireplace; cable/power outlet over gas fireplace
- Entry bench with wood cladding accent wall
- Telephone outlet in kitchen

Kitchen (main home):

- Quartz countertops (3cm)
- Full height tiled backsplash
- Delta kitchen faucet
 - Classic: Matte black finish
 - Contemporary: stainless finish
- 33-inch undermount single basin stainless steel sink
- 3/4 horsepower garbage disposal
- Pantry w/built-in wood shelving
- JennAir appliance package:
 - 36" freestanding gas range
 - French door refrigerator
 - Built-in microwave
- Range hood vent

Bathrooms:

- 36" tall base cabinet vanities w/slab countertops-3cm
- Rectangular under mount sinks (per plan)
- Delta plumbing fixtures and bath accessories
- Designer lighting package
- Tile shower with mud set pan and heavy glass shower door (primary bathroom)
- Multi-function hand shower package (primary bathroom)
- Acrylic alcove tub with tile surround (secondary/guest bathroom)

Laundry Room:

- Shelf above washer and dryer connections – washer/dryer are optional upgrades
- Sink with lower cabinet (Lupine and Larkspur)
- Built-in bench with upper shelf and coat hooks (Lupine and Larkspur)
- Electric dryer connection

SEPARATELY RENTABLE UNIT (SRU)

- Kitchenette:
 - Frigidaire microwave
 - 15" modular electric induction cooktop
 - Whirlpool 24" top freezer refrigerator
- Bathroom:
 - Delta multi-function hand shower system
 - Tile shower with mud set pan and heavy glass shower door
- 36" electric fireplace with cable outlet above
- 1 telephone outlet

STRUCTURAL

- Sound dampening insulation within select interior walls
- Hose bibs on front and rear of home and in garage
- Gas stub for optional exterior firepit
- 200-amp electrical panel

GARAGE

- Insulated garage door with opener textured orange-peel walls
- Low VOC single tone paint
- Hose bib
- Lockable storage area
- Outlet for car charger

ENERGY EFFICIENCIES

- Lennox Gas Forced Air Furnace and Heat Pump (multi-zone system)
- LED Recessed Can Lighting
- Energy efficient gas water heater
- Fiberglass blown in insulation
 - Walls R-23
 - Floor R-38
 - Ceiling R-50 or high-density foam insulation (vaulted ceilings only)
- Energy Star Appliances

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