



# Features and Finishes

## Forestbrook Vacation Homes

February 2024

### 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 and hot tub.

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 and matte black Kwikset door hardware
- Contemporary package: 2-panel shaker knotty alder with light stain and 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 Aspen and Aspen Two plans

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

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
  - Dishwasher
- 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 bathrooms)

Laundry Room:

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

### SEPARATELY RENTABLE UNIT (SRU)

- Kitchenette:
  - Frigidaire microwave
  - 15" modular electric 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

### STRUCTURAL

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

### GARAGE

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

### ENERGY EFFICIENCIES

- 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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