

STARTING FROM THE  
**\$400's**

### FLOORING

- Custom choice of hardwood in entry, hall, kitchen, nook, & powder room (if applicable)
- Custom choice of tile floor in master bath
- Custom choice of vinyl floors in main bathroom & laundry room
- Custom choice of Shaw® stain resistant carpet in all other area

### HARD SURFACES: KITCHEN & BATHROOMS

- 3cm slab granite countertops with full height tile backsplash
- Custom choice of laminate countertops in main bathroom & laundry room
- Custom choice of tile for master bathroom countertop

### PLUMBING FIXTURES & HARDWARE

- Coordinating brushed nickel or oil rubbed bronze finish
- Undermount stainless steel double bowl sink in kitchen
- Stainless steel kitchen faucet with pull sprayer
- Fiberglass tub/shower combo in main bathroom
- Fiberglass soaking tub in master bathroom with full tile surround
- Fiberglass shower pan in master bathroom with full tile surround
- Hose bibs on front & rear of home

### MILLWORK & DOORS

- White painted millwork & paneled doors
- White painted fully wrapped windows on main floor
- White painted window sills & aprons on upper floor
- White painted mantel at fireplace
- Brushed nickel or oil rubbed bronze Lever® door hardware
- White spindle railing with stained handrail (per plan)

### CABINETS

- Custom choice of colors & styles
- 42" tall upper cabinets in kitchen with crown moulding
- 36" tall base cabinets in master bathroom
- Laundry room cabinets over washer/dryer
- Base cabinet with utility sink in laundry room (per plan)

### CABLE/PHONE & LIGHTING

- Designer lighting selected throughout home
- Pendent lighting over island
- Recessed can lighting in kitchen & hallways
- Fluorescent lighting in garage
- Cable in every bedroom, bonus, family room and den
- Phone in kitchen & master
- Decora® switches
- Prewire security: 3 doors, 1 motion, 2 keypads

### PAINT

- Custom choice of colors
- Ceilings and interior closets painted white
- Custom choice of exterior color options with 3 color combinations (body, accent, and trim)

### DRYWALL

- Rounded corners throughout home
- Garage drywall and taped per code
- Light orange peel texture throughout home

### FIREPLACE

- Gas fireplace (per plan)

### APPLIANCES

- GE coordinating Stainless Steel Series (includes: microwave, dishwasher, electric smooth top range/oven combo)

### EXTERIOR SIDING & ACCENTS

- Custom concrete siding
- Concrete shingle accents
- Stone accent on front elevation (per plan)
- Fascia Board

### WINDOW & DOORS

- Energy efficient vinyl windows with grids on front of house
- Window screens on all opening windows
- Stylish front entry
- Double pane insulated windows and sliding glass doors (per plan specifications)
- Garage doors with decorative glass inserts/grids

### INSULATION

- All construction meets or exceeds Washington State energy and building codes

### HEAT

- 92% high efficient gas furnace
- Heat Keeper rated by Washington Natural Gas
- Energy efficient digital & programmable thermostat

### WATER TANK

- 50 Gallon quick recovery gas hot water heater

*(continued on reverse side)*

**Note:** Continuing a policy for constant improvement, builder reserves the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes and drawings are not to scale. This is not part of a legal contract. Prices are subject to change without notice.

#### LISTING AGENCY INFORMATION

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HIGHCOUNTRYHOMES.US

**John L. Scott**  
REAL ESTATE





# GREENWOOD ESTATES

## Standard Features List



### LANDSCAPING & CONCRETE AREA

- Professionally landscaped front yard
- Exposed aggregate driveway & porches with sidewalks to front door
- Exposed aggregate patio minimum of 140 sf.

### QUALITY CONSTRUCTION

- Classic Craftsman-Style architecture & design using traditional double wall construction
- 30 year laminated composite shingle roofing
- 2x6" double wall construction
- 9' first floor ceilings
- Coffered ceilings (per plan)

### SUPERIOR SERVICES

- Wide variety of upgrade options available
- Customized changes to fit your needs
- Personal design consultant to assist with selections
- Homebuyer homepage with personal log in ID to:
  - View weekly postings of photos of home under construction
  - Schedule of actual construction start to completion
  - Allows constant communication with builder

### WARRANTY

- One year builder warranty

High Country Homes has been building high quality homes in the Puget Sound area since 1998 and is a member of the Pierce County Master Builders Association and Building Industry Association of Washington.



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