



# HIGHLAND TERRACE

## **DISTINCTIVE EXTERIORS**

- Beautifully inspired designs featuring authentic detailing.
- Stone w/ rainscreen drain mat or brick accents, (Per Plan).
- James Hardie siding with 30 Year Limited Warranty.
- Tyvek drain wrap rain screen system with 10 Year Limited Warranty.
- Insulated steel garage door.
- Full yard landscaping with irrigation.
- Rear yard fencing complete with **one 42" gate**.
- 8' tall entry door with designer handle set.
- Super-efficient vinyl windows with Buyer choice of color and decorative grids (street side elevation only.)
- Two weatherproof electrical outlets.
- Two frost proof hose bibs.
- Keyed dead bolts on all exterior doors (except sliding patio doors.)
- Fiberglass laminated shingle roofing with limited-lifetime warranty.
- 12'x14' patio or 10'x10" deck, (Per Plan).
- Covered patio standard, (Per Plan).

## **ELEGANT INTERIORS**

- Open alder rails with iron balusters, (Per Plan).
- Designer laminate flooring at entry, kitchen, nook & dining, (Per Plan).
- Designer selected carpet throughout with 8-pound pad.
- 9' ceilings main floor.
- Raised panel interior doors with choice of hardware, finish, and door style.
- Paint grade full wrap trim in Buyer's choice of styles.
- Elegant European cabinetry in knotty alder or clear alder.
- Open volume spaces.
- Garage pre-wire for automatic door opener.
- Square interior corners.
- Pre-selected recessed LED lighting and decora rocker switches.
- China vanity sinks with Delta Woodhurst faucets.
- Clean convenient natural gas fireplace with cabinet grade mantle & Buyer's choice of masonry finishes.
- Smoke & CO detectors with battery backup.
- Premium wire shelving throughout.
- Decorator plant shelves or niches (Per Plan).

## **COLOR SELECTION**

- Three color exterior paint palettes.
- Flooring in kitchen, baths, and laundry room.
- Counter tops.
- Carpet.
- Ceramic tile.
- Entry flooring.
- Interior wall color.
- Lighting fixtures.
- Interior trim color and door style.
- Door hardware.
- Bath hardware.

## **PRIMARY RETREAT**

- Spacious, beautifully appointed primary suite.
- His & hers vanities with double sinks.
- Spacious walk in closets with double pole and shelf (Per Plan).
- Ceramic tile countertops, floors and shower enclosure.
- Optional Garden Tub, (Per Plan).

## **KITCHEN**

- Full overlay European cabinetry with concealed hinges in Buyer's choice of species and color, with dovetailed drawers & full extension guides & soft close feature.
- Built in Whirlpool **STAINLESS STEEL** appliances:
  - 30" natural gas range.
  - 24" Energy Star 5-cycle dishwasher with delay start, super quiet, hidden controls, stainless tub, and adjustable top rack.
  - 30" space-saver microwave hood fan
- 1/5 H.P. food disposal.
- Stainless steel undermount double compartment sink with single handle faucet & spray.
- Pre-plumbed for icemaker.
- LED ceiling lighting.
- Tilt out tray compartment at sink.
- Large pantry storage areas, with premium wire shelving, (Per Plan).
- Slab granite or quartz countertops, and 6" tile backsplash.
- Designer laminate flooring.

## **ENERGY**

- **Built to be more energy efficient than standard code homes.**
- 2 x 6 wall construction, featuring advanced framing.
- Truss Joist premium floor system.
- Trane electric heat pump with air conditioning.
- Super-efficient heat pump water heater.
- R-50 floor insulation.
- R-25 BIBS wall insulation.
- R-49 ceiling insulation.
- High efficiency triple glazed vinyl windows.
- Water saving low flow faucets and showerheads.
- 1.6 gallon per flush water conserving toilets.
- Optional gas BBQ and clothes dryer hook-ups available.
- Advanced air sealing & testing.
- Fresh air intake system.

## **TECHNOLOGY**

- Smart Home structured wiring package.
- Three TV/data outlets.
- One data outlet.
- One phone outlet.
- Data raceway in Great Room.
- Wireless access point, (WAP), pre-wire.
- Surge protected in-wall structured wiring connection center.
- Trane Nexia Wi-Fi compatible programmable thermostat.



CONTACT:  
BILL DIROCCO  
360-910-2806  
DIROCCOBILL@AOL.COM



In the spirit of continuous improvement, we reserve the right to make changes to plans, specifications and pricing without notice. Variations in interior and exterior configurations may occur because of normal design criteria and changing building codes. All square footages and room dimensions are approximate only. All illustrations, floor plans and maps are artist's conceptions only and are not intended to be exact depictions of actual site conditions.