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ELDON TRAILS STANDARD FEATURES

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Exterior Details & Accents

- Traditional Styled Fiber Cement Siding with Manufacturer's Warranty
- Stone Wainscoting Front Elevation per Plan
- Cedar or Hardiplank Shingle Accents

Windows & Doors

- Double Pane Insulated, Low-E Windows & Sliding Glass Doors
- Wood Wrapped Windows On Exterior – All Sides
- Window Screens on all Opening Windows
- 8' Fiberglass Entry Door with Handleset
- Garage Door Openers (up to 2 bays) with 2 Remotes & Exterior Keypad

Paint

- Exterior Colors: Custom Selection of 3 Color Combinations for Body, Accent & Trim
- Interior Color: Custom Selection of 1 Color Throughout Entire Home

Insulation & Drywall

- Insulation Meets or Exceeds Washington State Energy Code
- Garage Full Drywall, Taped & Painted
- Light Orange Peel Texture Throughout Home

Heat & Water Tank

- 95% High Efficiency Forced Air Natural Gas Furnace
- Remote Climate Access Programmable Thermostat w/Nexia Diagnostics Dashboard
- Sealed and Insulated Heat Ducting & Cold Air Returns
- Tankless Hot Water Heater
- Natural Gas Fireplace in Family Room with Tile Surround & Custom Mantle

Plumbing Fixtures & Hardware

- Five Piece Master Suite (per plan)
- Soaking Tub in Master Bathroom with Tile Deck & Backsplash. (per plan)
- Stainless Steel Undermount Kitchen Sink
- Hose bibs on Front & Rear of Home



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Low Voltage Wiring & Lighting

- Cable in 4 Locations/Rooms, Phone in 1 Location/Room
- Conduit for TV Wall Location in Family Room (per plan)
- Flat Decora Light Switches
- 50% of Lighting to be Energy Star Bulbs or Fixtures
- Designer Selected Lighting Throughout Home
- Pendant Lights Over Kitchen Island (per plan)
- Under Cabinet Lighting in Kitchen
- Recessed Can Lighting in Kitchen & Family Room (per plan)
- 1 USB Charging Outlet

Flooring

- Selection of Simulated Hardwood Floors in Entry, Hallway, Kitchen, Nook and Powder Room (per plan).
- Tile Floors throughout Master Bath, Main Bath and Laundry Room
- Quality Carpet

Hard Surfaces in Kitchen & Bathrooms

- 3CM Solid Surface Countertops with Full Height Tile Backsplash throughout Kitchen (Granite or Quartz)
- Quartz Countertops in Master Bathroom
- Solid Surface Countertops in Powder Room (Granite or Quartz)
- Full Tile Surround on Master Shower Walls w/ Custom Mud Pan and Glass Shower Door

Interior Doors & Millwork

- Painted Interior Doors and Casings
- Full Wood Wrapped Painted Windows Throughout Home
- 8' Interior Door in Entry Area (per plan)
- Custom Mantle
- Wrought Iron Stair System with Stained Hand Rail (per plan)
- Oil Rubbed Bronze or Brushed Nickel Door Hardware
- Wainscoting in Dining Room or Study (per plan)
- Bench Seat/Cubby Detail in Mud Room (per plan)



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Cabinets

- Quality Cabinetry throughout Home
- Choice of Stains and Finishes
- Custom Cabinetry in Kitchen. Hand Built in Puyallup
- Upper Cabinets 42" Tall Staggered (per plan)
- Cabinet Hardware – Pulls on Drawers, Knobs on Doors
- Soft Close Doors & Drawers throughout Home

Appliances

- Kitchen Aid Stainless Steel Energy Star Dishwasher
- Kitchen Aid Stainless Steel Gas Range with 36" Wall Hood
- Sharp Stainless Steel Microwave Drawer
- Pre-Plumbed for Automatic Ice Maker

Quality Construction

- 25 Year Composition Roof
- Traditional Double Wall Construction
- Spacious 9' Ceilings on Main Floor
- Vaulted Ceiling in Master Bedroom or Bonus Room (per plan)
- Master Suite Walk In Closet w/Custom Shelving
- Covered Porch Soffits to be Stained Cedar

Landscaping & Exterior Areas

- Professionally Landscaped Front Yard w/Sprinkler System.
- Exposed Aggregate Driveways, Walkways & Patios

Warranties

- Builders' One Year Warranty
- Additional HBW 2-10 Warranty (10 Year Structural)