

# Cottage Farms at 119th

## Vancouver, WA 98686

### Exterior Highlights

- Professionally designed and HOA maintained front yard landscaping with irrigation.
- Designer painted 2 panel Therma-Tru fiberglass front door and anodized bronze threshold.
- Doorbell chimes with smart doorbell button.\*
- Horizontal Cemplank brand fiber cement board siding with trim.
- Limited lifetime composition shingle roof.
- Exposed aggregate driveway, walkway, and patio.
- 2 Waterproof electrical outlets.
- 2 Frost-free hose bibs.
- 6 Foot wood alternating panel privacy fence with foot cedar gate.

### Interior Highlights

- Premium laminate flooring used throughout main floor and carpeting with improved carpet pad on second floor.
- Largest bedroom includes walk-in closet and en suite bathroom.
- Vinyl coated wire shelving in closets.
- Deako light switches located throughout.
- White vinyl framed windows.
- Screens provided on all operable windows.

### Timeless Kitchen Design

- Painted shaker panel cabinetry throughout.
- Solid quartz surface countertops with 4" solid surface backsplash.
- Stainless steel undermount sink with Moen faucet and 1/3-horsepower garbage disposal.
- Refrigerator nook plumbed for ice maker.
- Stainless steel Whirlpool appliances including a free-standing electric range, dishwasher, and microwave with vent hood.

### Energy Saving Features

- Double insulated vinyl windows with low "E" glass.
- 50+ gallon high efficiency, electric heat pump water heater.
- Upgraded LED light fixtures.
- Insulated crawl space water pipes (hot and cold).

### Additional Features

- 10 Year Limited Warranty.\*
- Smart Home package.\*
- Pre-wired for telephone in kitchen.
- Pre-wired for cable in great room, bedroom 1, and tech niche (NO20 floor plan only).
- Forced Air Electric Heat Pump System with Cooling.
- Interior Kwikset Cove style satin nickel hardware with matching privacy locksets at hall bath and bedroom 1 doors.

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