

# Saddle Club Estates

Vancouver, WA 98662

## Exterior Highlights

- Professionally designed, low maintenance, 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
- Cedar alternating panel privacy fence with 3' 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

- White 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 and bedroom 1
- Forced Air Electric Heat Pump System with Cooling
- Interior Kwikset Cove style satin nickel hardware with matching privacy locksets at powder bath (varies by plan), hall bath, and bedroom 1 doors



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