

The Modern Bungalow Co LLC

Features List – 943 Ridge

General

4 Bedrooms / 4 full bathrooms
Downstairs Study/ Flex bedroom with full bath and closet
Primary Bedroom with vaulted ceiling and White Oak Beam
Primary Bathroom with soaker tub, dual vanity sink, walk-in glass-enclosed shower
Utility rooms - upstairs - with a 24" white farmsink, a small folding table and I upper cabinet
Open Game room on second floor with closet
Mud room with built-in on the first floor
Formal Study/ 5th bedroom down with closet and full bathroom
Formal dining room with white oak beamed ceiling
Wine closet (unrefrigerated) with built in Wine Racks and cabinets. Includes a builder select wine chiller
Large Family room with gas log fireplace, built in cabinetry and access to covered back patio
Fully fenced back yard
2 car garage
Sprinkler system
Navian Tankless water heater
200 amp electric service
Calacatta Ultra Quartz throughout all bathrooms, Utility, and Kitchen counters

Wood Construction

Framing to comply with all city codes and the engineered plans and specifications
Framing shall be standard platform framing with spacing at 12" or 16" on center per plan
First floor framing will be 2" x 4" studs with 10' ceiling height per plan, Second floor framing will be 2'X4' studs with 10' ceiling height per plan. Master ceiling will be vaulted
Sheathing will be 7/16 OSB, roof sheathing will be 7/16 OSB Tec Shield or Equivalent
Floor decking will be 4'X8'X 3/4 T&G OSB or equivalent, glued and nailed to joists
Web trusses between floors per engineered plans

Exterior siding

Cement board (Hardi or Equivalent) Siding and Trim
House and garage wrapped with moisture barrier (Tyvek or equivalent)
All windows sealed with adhesive backed foil for moisture protection

Windows

Jeldwen Double hung wood windows with Low E Insulated glass and tempered glass where required
Front elevation will have a 2/2 configuration
Back, West and East elevation will have 1/1 configuration
Jeldwen stationary wood windows are utilized in some areas

Roof

30 year raised profile shingles with continuous ridge venting in Charcoal Color
Standing Seam Steel Roof in Black over the front Porch

Foundation

Per Engineered Plans: Typical is drilled piers, concrete spread footings, CMU piers and double 2" x 12" beams.
Garage is Concrete slab on grade

Insulation

Polyseal around windows/ doors and exterior walls
Walls R13 batts
R 30 blown in attic
Closed cell insulation in crawl space

Floors

Reclaimed red oak floors throughout (except bathrooms and utility)

Sheetrock

Light texture. No rounded corner beads
Garage is sheet rocked, but NOT painted
Porches are sheetrocked with exterior drywall

HVAC

16 SEER high efficiency units with programmable thermostats
Separate units for upstairs & downstairs. Heating to be natural gas.

NOTE: homeowner must change ac filters every 3-6 months or units may become disabled and warranty will void

Interior and Exterior Doors

Interior will have Solid Core Masonite 2 flat panel doors
Study and wine closet will have 1 lite glass double doors
Front door is a Paint Grade Horizontal Glass Panel door 3'0" x 8'0"
Back doors are Paint Grade 1 lite fir 5'0" x 8'0"
Garage MudRoom has a Fire Rated 2 Flat Panel Solid Core Masonite Door
Garage overhead door is Insulated with windows

Fencing And Landscaping

7' Vertical cedar fence with pedestrian gate
4' Iron Fence in front yard with pedestrian gate-builder select (Does Not include an electric driveway gate or motor)
Full sod in front & back yards
1 Front and 1 back flower bed

Front will have 1 bed with 1 row of evergreen shrubs, 1 row of dwarf shrubs, seasonal color and flowering accent plants and Back Yard will have 1 row of evergreen shrubs with flowering accent plants (total 2 beds @ approximately 6' each)

Sprinkler System

Fireplace

42" gaslog fireplace with switch

Kitchen

GE Monogram 48" Gas Professional Style Range (ZGP486NDTSS)

GE Monogram Professional Style dishwasher (ZDT925SPNSS)

5' Frigidaire Professional Style Refrigerator

Site built vent a hood with zephyr insert vent a hood

Built in microwave with trim kit

Calacutta Ultra Quartz

Primary Bath

Kohler Composed Plumbing line in Chrome

Shower will have 1 wall mount, 1 Ceiling mount, and 1 handheld

67" Freestanding soaker Tub

Calacatta Ultra Quartz

Site Built Cabinets

Lighting Fixtures

See Attached Spec List

Plumbing Fixtures

Kohler Purist Bridge Kitchen Faucet in Black

Kingston Brass Pot Filler in Black

Kohler Composed faucets in Chrome in Primary Bathroom

Kohler Purist Cross Handle faucets in Satin Gold in Downstairs Powder bath

Moen Gibson faucets in chrome in all upper secondary bathrooms

Kohler elongated toilets in all bathrooms

Rectangular under mount sinks in all baths

33" white fireclay kitchen sink

Hardware

Emtek Interior and exterior doorknobs (see features sheet)

Soft close drawers and cabinets downstairs

Gatco Latitude II (or equivalent) Bathroom towel bars, toilet paper and hand towel ring in all bathrooms.

Emtek and Top Knobs cabinet hardware (see features sheet)

Buyer Signature _____Date_____

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