



**14098 CHILDRESS RANCH DRIVE**

**CUSTOM HOME FEATURES**

## Highlights

- 2 acre lot
- 2,901 square foot living space, 915 square foot 3- car garage
- Single story 4 bedroom, 3.5 bathroom
- Private study
- Waterfront to the stocked community pond
- Located in Washington County's premier gated community, Childress Ranch Estates

## Construction Features

### **Building Aspects**

- Engineered foundation based on soil tests
- 2x6 exterior wall framing
- Huber Engineered Woods ZIP system sheathing
- Termite pre-treatment of all ground-level wood framing
- Low-E double-glazed windows with black exterior frames
- Air-tight, water-tight, and bug-tight sealed building envelope
- Open cell foam insulation
- Conditioned attic space will stay within 3-5 degrees of living space
- 2-zone 17 SEER high-efficiency HVAC with smart thermostats
- Fresh air circulation system
- High-efficiency LED lighting
- Security system with contacts at all openings
- CAT-6 data wiring with multiple wireless access points
- Prewiring for stereo and surround sound
- 500 gallon buried propane tank
- Tankless recirculating hot water heater
- Water softener loop
- Water well with 2 horsepower pump
- Third-party inspections
- 10 year limited warranty

*This feature list is not exhaustive and is subject to change at any time.*

## Exterior Details

- James Hardie fiber cement board & batten siding, fascia, and soffit
- Stone veneer at front elevation and rear porch with wainscot at remaining perimeter
- Synthetic roofing underlayment with premium shingles on main home
- Ice & water shield with standing seam metal on front porch roof and overhangs
- Finished Douglas Fir porch beams
- Finished pine porch ceilings
- Seamless gutters around entire structure
- Landscaping with irrigation system
- Selection of native hardwood trees planted within the lot
- Hose bibs located at all four sides of home
- 3 car side-load garage with wood grain finished doors
- Finished mahogany double entry door with true divided lites
- 12 foot wide, 8 foot tall 4-panel stackable glass patio door
- LED lighting at porches with damp-rated ceiling fans

## Interior Details

- 42" direct vent fireplace with complete stone veneer
- Solid wood casement and returns at all windows
- 8 foot solid core interior doors
- Sliding barn doors at select rooms
- 10 foot and 11 foot ceiling heights
- Custom built hardwood cabinetry with shaker paneling and soft-close systems
- Exposed beams in vaulted rooms
- Wood flooring throughout with tile in bathrooms and utility room
- Premium kitchen and bathroom fixtures
- 36" wide farmhouse kitchen sink
- Trash can pull-out built into cabinetry
- Freestanding 6 foot primary tub
- 7 foot walk-in primary shower
- Granite/quartz countertops with square edges
- Decorative tile backsplash in wet areas
- Large walk-in pantry with space for additional fridge/freezer
- Custom built decorative vent hood with high-flow exhaust
- GE Café premium appliance package including double oven, gas range top, French door refrigerator/freezer, dishwasher, and under-counter microwave

*This feature list is not exhaustive and is subject to change at any time.*