

CEDAR SPRINGS MEADOWS

FEATURES

April 1, 2008

COMMUNITY

- * Strategic placement of perimeter walls and Landscaping, allowing for privacy and Peaceful surrounding
- * Mailbox enclosures
- * Refuse containers
- * Paved roads
- * Street lights
- * Walking paths
- * Self contained water system
- * Grounds maintenance
- * Snow removal
- * Appealing lake areas
- * Open park areas
- * Barbeque and picnic area
- * Beautiful setting between Wyoming & Idaho mountain ranges
- * Three golf courses within close proximity
- * On-site care taker
- * RV storage units available
- * Storage units available
- * Community club house to be constructed When 50% completed
- * Assisted living complex to be constructed 100% completed

HOUSE SECURITY & SAFETY

- * Dead bolts at all exterior doors
- * Smoke detectors
- * Tempered glass in required areas
- * Pressure balanced valves on shower controls
- * Automatic garage door w/two remote transmitters

CONVENIENCE FEATURES

- * Double sound barrier walls between units per plan
- * Insulated Bathroom walls for noise suppression
- * Extended cabinet height at Master Bath vanity
- * Whole house exhaust fan in Kitchens

GOURMET KITCHENS

- * GE full appliance package
 - ~ 22 cu. Ft. side-by-side refrigerator w/icemaker
 - ~ Multi-cycle efficient dishwasher
 - ~ Electric range w/self cleaning oven
 - ~ Built in microwave/exhaust fan
- * Cast iron Kohler double sink w/garbage disposal
- * Custom kitchen cabinets-choice of knotty hickory or Knotty alder
- * Kitchen faucet –choice of Kohler or Moen
- * Wilsonart or Formica type counter tops

ELEGANT BATHS TO PAMPER YOU

- * Corner soaking tub in Master Bath
- * Oversize tiled walk-in shower w/bench seat in Master Bath
- * His & hers sinks in Master Bath – per plan
- * Full width vanity mirrors
- * Extended cabinet height in Master Bath
- * Tiled vanity tops in Master Bath
- * Wilsonart or Formica vanity top in Guest Bath
- * Elongated and comfort height commodes in all Bathrooms
- * Tile flooring in Master Bath

LAUNDRY ROOM

- * Vinyl flooring
- * Storage cabinets
- * Utility sinks – per plan

ENERGY SAVING AND HOME WARRANTY FEATURES

- * Extended 10 year warranty for structural defects
- * Manufacture's warranties on all appliances
- * Insulated raised panel steel garage door
- * R44 ceiling insulation
- * R 21 exterior wall insulation

INTERIOR FEATURES

- * Hardwood floors in Great Room, Kitchen and Hall
- * Vaulted T&G knotty pine ceiling in Great Room
- * Solid core pine full 1 5/8" doors w/mortise hardware
- * Gas stove with stone hearth in Great Room
- * Wall to wall carpet in Bedrooms
- * Upgraded wood casing and baseboards
- * 9 ft. walls throughout
- * Large walk in closets in Master Bedrooms
- * Built in pantry or walk in pantry – per plan
- * Open floor plans

EXTERIOR FEATURES

- * Insulated windows
- * Spacious, full size insulated and heated two car garage
- * Covered front porch and back patio
- * Two garden hose connections
- * Two outside weather proofed duplex outlets
- * Outdoor lighting
- * 30 year architectural composition roof
- * Central water and sewer system

CONSTRUCTION FEATURES

- * 2X6 exterior walls
- * All construction meets or exceeds Universal Building Code (UBC)

ADDITIONAL PRICED OPTIONS

- * Solid surface counter & vanity tops
- * Wood flooring in Bedrooms
- * Tile flooring
- * Grab bars in Bathrooms
- * Vaulted ceiling in Master Bedroom
- * Gas range
- * Gas line to patio
- * Interior French doors
- * Exterior metal/glass door w/built in blind
- * 6' vinyl patio door in Master Bedroom
- * Water softener
- * Surround sound in Great Room (no components)

