



Version 10/17/16

## **Phases 9 Duplex/Triplex Homes Features**

### **Kitchen**

- Bronze Delta fixtures
- General Electric stainless steel kitchen appliance package (electric range or gas range/oven, microwave, 2 door refrigerator/freezer and dishwasher)
- Wood cabinetry includes tall uppers
- Granite (level 1) slab kitchen tops with a 4 inch granite backsplash
- Tile flooring
- 2 bowl stainless steel under-mount kitchen sink with ½ hp. Badger garbage disposal
- Under Cabinet Lighting
- 4 LED can lights, 1 surface mount pantry light.

### **Great Room**

- Engineered Hardwood flooring
- Pre-wire ceiling for fan
- Thermostat
- 6 LED Can lights \*
- Natural gas fireplace with natural Moss Rock stone veneer up to the mantle sandstone mantle and sandstone hearth
- Floor outlet
- Door to deck
- Unsurpassed views of the Gore Range
- Cat V wiring & cable

### **Dining Room**

- Engineered Hardwood flooring
- 4 LED can lights \*
- Pre-wire ceiling for chandelier

### **Guest Baths**

- Guest bedroom bath granite (level 1) top with under mount sinks, 4 inch backsplash, wood vanities like kitchen cabinets, mirrors, vanity lights, fan/light combo, tile flooring
- Powder room with flat pedestal sink, mirror, fan/ light combo, vanity light
- Elongated bowl Sterling toilets standard height
- Tile floors and shower/tub surrounds

### **Second Living Area**

- Mohawk or Shaw carpet choices, including stairs
- Cat V wiring& cable
- 4 LED can lights \*
- Slider to exterior walkout \*\*
- Surround sound pre-wire (wire in the walls only to 5 locations and run back to a central location, no terminations of any kind)
- Thermostat

\* Or similar light plan based on floor plan.

\*\* Refer to floor plan for specifics and availability.



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### **Master Suite**

- Mohawk or Shaw carpet choices, including closet
- Pre-wire ceiling for fan
- 2 LED can lights over bed
- Thermostat
- Cat V wiring & cable
- Walk-in closet with closet rod and shelf
- Master bedroom bath granite (level 1) top with 2 under mount sinks, 4 inch backsplash, Maple vanities, mirrors, vanity lights, fan/light combo, tile flooring
- Elongated bowl Sterling toilets standard height
- Master bath euro glass shower door

### **Guest Bedrooms**

- Mohawk or Shaw carpet choices including closet
- Thermostat
- Pre-wire ceiling for fan
- Closet with closet rod and shelf
- 1 LED can light over bed
- Cat V wiring & cable

### **Garage**

- In-floor heat and thermostat
- Garage walls fired taped only
- Cold water spigot in garage or mechanical room
- 2 fluorescent lights
- Ski storage closet with light \*\*

### **Mechanical systems**

- In-floor radiant heat throughout with individual thermostat controlled zones in each bedroom, and living areas including the garage
- High efficiency natural gas boiler
- Sidearm hot water storage tank

### **General Interior Features**

- Tile on front entry pad
- Oil Rubbed Bronze door and bath hardware and plumbing fixtures
- Oil Rubbed Bronze bathroom vanity light fixtures
- Knotty alder trim and doors throughout
- Alder handrail with wrought iron balusters
- Interior paint one color for all walls and ceilings in finished living areas
- Beetle-kill beam accents (Not installed in B Triplex Units)
- LED can lights entry and stairwell

### **Exterior Features**

\* Or similar light plan based on floor plan.

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- Hewn horizontal rustic barn style siding
- Natural gas stub at deck for barbeque
- Vertical siding and trim accents
- Rusty corrugated metal siding and roofing accents
- Architectural asphalt shingle roof
- Rough sawn timber accents
- Natural Moss Rock accents
- Exterior decks per plans with Evergrain composite decking
- Low E windows
- Oversized 2 car garage with two remote openers \*\*
- Cold water spigot in back of home \*\*
- Brick paver walkway
- Brick paver back patio approximately 8x12 \*\*
- Conduit or pre-wire (wire only) to patio for hot tub \*\*
- Town approved landscape plan to include trees & shrubs
- Exterior color pallets as approved by HOA and Town of Silverthorne

**Please ask for specifics on any of the above standards.  
Specific upgrades will be priced and presented to buyers upon request.  
Builder may substitute like materials at his/her choice.**

\_\_\_\_\_  
**Signature**

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**Date**

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