

Portland
24' x 40' - 960 Sq. Ft.

Modular Drywall Edition

Options & Upgrades

Exterior Walls	Upgrade to 9' ceilings	Included
Exterior Walls	Hardie Board siding with Smart Start trim	Included
Flooring	3/4" T&G plywood upgrade from 19/32 OSB	Included
Flooring	Crawl space hatch	Included
Roof and ceiling	Third gable over front door and window	Included
Roof and ceiling	Upgraded span lite ceiling texture	Included
Roof and ceiling	Extended eaves around perimeter of house	Included
Exterior Doors	Nine lite door insert at utility room	Included
Exterior Doors	French door at dinette	Included
Interior Doors	Double bifold closet door upgrade to bedroom 2	Included
Interior Doors	Pocket door in utility room	Included
Closets and Pantries	Pantry with double doors in kitchen	Included
Interior Walls	R-12 Fiberglass batts between bathrooms, utility room and bedrooms for soundproofing	Included
Cabinets	Addition of island in kitchen	Included
Cabinets	Two rows of retro space subway tile backsplash in kitchen	Included
Cabinets	Bank of 4 drawers in ensuite	Included
Cabinets	Bank of 3 drawers in island (x3)	Included
Cabinets	Adjustable 2nd shelves in upper kitchen cabinets	Included
Cabinets	Bottom drawer on vanity in each bathroom	Included
Cabinets	Soft close cabinet door and drawer hardware	Included
Electrical	Additional exterior GFI	Included
Electrical	Pre-wire standard interior phone and exterior box	Included
Electrical	Pre-wire standard interior cable and exterior box	Included
Electrical	Pre-wire additional cable box (x2) to bedrooms	Included
Electrical	Garage-ready 30 amp breaker	Included
Electrical	Decora switches throughout	Included
Lighting	Pewter pendant lights over island (x2)	Included
Lighting	6" LED pot lights with dimmer in kitchen and dining room (x4)	Included
Plumbing	Oval 60" tub/shower upgrade in main bathroom	Included
Plumbing	60" shower with glass door upgrade in ensuite	Included
Plumbing	Additional frost free tap	Included
Plumbing	Radon gas vent rough in	Included
Heating	Programmable thermostat	Included
Appliances	Bottom mount freezer fridge in stainless steel	Included
Appliances	Ceramic top self cleaning range in stainless steel	Included
Appliances	Built in dishwasher in stainless steel	Included
Appliances	Combination rangehood and microwave in stainless steel	Included
Appliances	Washer/dryer not included. Rough-ins only	Included
Décor	Cellular shades throughout	Included
Décor	Painted drywall interior	Included
Décor	Vinyl plank throughout	Included

Pricing Does Not Include Anything Not Listed Above