

ELK CREEK



standard features

Energy Efficiency Features

- Energy conserving spray foam insulation under roof R-49, and R-21 high density fiberglass bat exterior walls and rim joists and R-14 under slab
- 60 gallon indirect water heater
- High efficiency wall mounted natural gas boiler
- Infloor radiant floor heating throughout
- Energy Star GE Dishwasher, Range, Refrigerator
- TYVEK house wrap barrier on all exterior walls
- Foam insulation seal on all exterior doors, window, and mechanical penetrations for energy conservation
- Interior walls insulated with R-11 fiberglass bat
- Hard wired smoke detectors and carbon monoxide detectors for safety
- Interior vapor barrier on all exterior wall (except bath areas) to control vapor transfer

Exterior

- Site tested and inspected for specific foundation engineering
- Perimeter drains around foundation
- Owen Corning 30 year architectural grade composite roof shingles for lasting beauty and durability
- Jeld Wen vinyl windows
- LP Smart Side siding with stone and wood accents
- Unique exterior designer mountain color palettes

Interior

- Professionally designed interior finish packages
- Stained hickory cabinets
- Karndean Design Flooring Van Gough wood series (*Location by plan)
- Painted or Stained interior trim & door package with solid core doors
- Drywall screwed in place with trowel textured walls and ceilings for a custom finish
- Rounded drywall corners on all 90 degree corners
- Brushed nickel or oil rubbed bronze hardware at baths
- Brushed nickel or oil rubbed bronze door hardware on all interior doors
- Extensive use of vaulted and volume ceilings (*Location by plan)
- Ceiling fan in great room and master bedroom

GRAND PARK



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standard features continued

Kitchen

- Granite Countertops
- Stainless steel double bowl sink
- Brushed nickel or oil rubbed bronze faucet
- General Electric stainless steel appliances, including, Energy Star refrigerator, dishwasher, gas stove and microwave hood combo
- ¼ H.P. garbage disposal

Master Bedroom / Bathroom

- Granite Countertops
- 20" x 20" tile floor
- Brushed nickel or oil rubbed bronze faucets and bath accessory hardware

High Tech Communication Center

- High speed internet available via Comcast Cable
- One coax cable (RG6) with phone line each in living room, master bedroom, and additional bedrooms for satellite or cable technology.

HOA Information

Grand Park is a master-planned community with a governing Homeowner's Association. All residents are members of the Grand Park HOA as well as their neighborhood service area. The 2016 assessment fees:

Grand Park Master \$335/year
Elk Creek Service Area (Cottages) \$110/month

Customization available upon request with pricing to be determined.

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WINTER PARK
— REAL ESTATE —

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