

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
- High efficiency wall mounted natural gas boiler Infloor radiant heating throughout
- TYVek house wrap barrier on all exterior walls
- Foam air 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
- Owens Corning 30 year architectural grade composite roof shingles for lasting beauty and durability
- Jeld Wen premium vinyl windows
- LP Smart Side siding with stone and wood accents Unique exterior designer mountain color palettes

INTERIOR

- Professionally designed interior finish packages
- Design Flooring wood series (*Location by plan)
- Interior trim & door package with solid core doors - stained knotty alder 8ft
- Drywall screwed in place with trowel textured walls and ceilings for a custom finish
- Brushed nickel hardware at baths
- Brushed nickel or oil rubbed bronze door hardware on all interior doors
- Extensive use of volume ceilings (*Location by plan)
- Ceiling fan prewire in living room and master bedrooms

KITCHEN

- Granite Countertops
- Stainless steel double bowl sink
- Brushed nickel faucet
- Stainless steel appliances, including, refrigerator, dishwasher, gas stove and microwave hood combo
- Garbage disposal

BATHROOMS

- Granite Countertops
- Tile floor in bathroom
- Brushed nickel 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 cable technology.



WINTER PARK

— REAL ESTATE —

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 and Condominium

Grand Park Master: \$335/year

Elk Creek Condominiums Service Area: 1bd \$324/mo | 2bd \$468/mo | 3bd \$578/mo

*includes: Insurance, cable and internet basic, water and sewer, trash, snow removal