



EXTERIOR AMENITIES

- Double wall construction, cement composite siding on entire house
- Craftsman combination Hardie cement composite siding and wall cladding
- Dual Pane, low "E", argon-filled vinyl windows and sliding glass doors
- Architectural grade roof—25 year composite shingles
- Two hose bibs—one front and one rear
- Two electrical outlets—one front and one rear
- Concrete driveways and porches
- Insulated underfloor with vapor barrier
- Raised panel insulated doors
- Stem wall concrete foundation with crawl space
- Two car garage*
- Pre-wired for garage door openers
- Craftsman exterior lighting package
- Front yard landscaping with irrigation
- Irrigation T to tie in additional landscaping in side-yard or backyard
- Dedicated freezer outlet in garage

INTERIOR AMENITIES

- 9' ceiling on main floor of 2 story homes ; Gas fireplace with stone surround with direct vent and mantel
- High efficiency premier insulation: R21 walls, R30 underfloor, R49 ceilings
- 220 outlet with air conditioning unit
- 94% high-efficiency forced air gas furnace
- Quick recovery gas/electric water heater
- Surface mount LED lighting
- Fiber optic, high speed Internet
- Pre-wired Technology package—includes box for future smart panel
- Kwikset door knobs and hardware
- Quartz counter w/6" quartz backsplash
- 30" upper kitchen cabinets
- Center kitchen island with sink
- Moen pull-out kitchen faucet with a lifetime warranty Stainless steel Energy Star appliance package including: gas five burner range oven, dishwasher, vented microwave, and garbage disposal Plumbing for refrigerator ice maker
- Shaker style cabinetry
- Craftsman crown molding on upper cabinets
- Quartz counters in kitchen and bathrooms
- Quartz back-splash in kitchen and bathrooms
- Elongated/Comfort height toilets
- Moen faucets with a lifetime warranty
- Utility room with electric washer and dryer connections

- Wood laminate flooring in kitchen, dining-room, entryway, bathrooms and laundry room
- LVT flooring in bathrooms and laundry room
- Plush carpet in great room and bedrooms with 8lb pad
- Recessed dryer vent

MOST POPULAR OPTIONS

- Covered patio
- Additional concrete or RV pad
- Additional wood laminate flooring
- Free-standing soaking tub* or linen closet in master bath*
- Interior lever door handles
- Farmhouse-style sink in kitchen
- Island with stainless steel built-in range oven and designer
- Lower laundry cabinet with quartz counter and backsplash
- Rear landscaping
- Fencing
- Tile showers
- Whole houseblinds
- Full-height backsplash or designer kitchen package
- 36" Upper cabinets (42" for Distinct)
- Soft close drawers
- Gas Stub for dryer or BBQ
- Stone column(s) and/or front facing garage wing walls*
- Upgraded interior doors
- Black or satin nickel fixtures and accessories
- Upgraded exterior front door
- Interior wall insulation
- Upper cabinets in utility room
- Glass double doors in bedroom / den
- Vaulted ceiling in great room
- Coffered ceiling in primary bedroom
- Ceiling fans
- Additional surface mount LED lighting
- Under cabinet lighting in kitchen
- Garage insulation package
- Garage door openers / wireless keypad
- Garage door—glass options
- 3rd car garage (plan and site-specific)
- Fridge
- Washer & Dryer

541-615-7233

305 Taft St Umatilla, OR 97882



** THESE AMENITIES AND PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE ** In a continual effort to improve our product, MonteVista Homes reserves the right to change product design, features, materials, specifications, prices and terms without prior notice. Square footage stated or implied are approximate. This is intended for reference only.

