

CAMBRIDGE CREEK



Featured Amenities

INTERIOR

- Tile entry
- Shaw stain-resistant carpet and 8# pad throughout living room, dining room, hallways and bedrooms
- Craftsman style maple cabinets with crown molding throughout
- Craftsman style wood-wrapped windows on main level (Package "B")
- 3 ¼" base molding throughout
- Elite two-panel doors with nickel finish levers & hardware
- Ivory semi-gloss enamel woodwork throughout
- Open stairway with white turned pickets & maple wood rails
- Crown molding at ceiling in dining room (per plan)
- Chair rail molding in dining room (per plan)
- 9-Foot Ceilings on main floor
- 8-Foot ceilings on second floor with soaring vaults in master bedroom (per plan)
- Designer selected nickel finish lighting fixtures
- Recessed lighting with white baffles throughout
- Designer light switches
- Choice of designer selected interior paint colors, walls and trim
- Fireplace surround in slate with wood mantel
- Pre-wired entertainment niches above all fireplaces (per plan)
- 36" Lennox black finish, glass front gas fireplace. Fireplace is pre-wired for blower
- Built-in entertainment center in family room (per plan)
- Pre-plumbed central Vacu-Flo system throughout
- Pre-wired for air conditioning throughout

EXTERIOR

- Hardi-Plank lap siding (7 ¼") with 50-year warranty
- Hardi-Plank shakes on all gables
- Master-planned designer selected color schemes
- 30-year architectural roofing shingles
- Craftsman Style, 6-panel stained wood front door with Schlage nickel lever handset hardware
- Milgard Cardinal low-E Squared vinyl windows- tan color
- Craftsman style wrapped windows with crown molding
- 42" height cultured brick or stone-wrapped columns (per plan)
- Brick or cultured stone wainscot at front elevation
- Wayne Dalton garage doors with glass inserts
- Liftmaster Professional garage door openers with 2-button programmable remote
- Professional front, rear and side yard landscaping (per plan- @1000-1500sf sod, 2-3 trees, 15-20 shrubs, and 1 street tree)
- Front yard sprinkler system with timer
- Exposed aggregate driveway, porch and patio
- Exposed Aggregate Patio or Stained Cedar Decks with Stairs to ground level (per plan/elevation)
- Front and Rear Weatherproof Electrical Outlets
- Front and rear hose bibs
- Exterior lighting at porch, garage and rear Doors

GOURMET KITCHEN

- Craftsman style maple cabinets with crown molding – 42” height upper cabinets
- Slab granite countertops with bull nose edges
- Full height ceramic tile backsplash
- Solid maple hardwood floors- “sand in place”
- Double equal basin under mount stainless steel sink
- Delta stainless steel single pull-out faucet
- 1/3 HP garbage disposal
- Pre-plumbed for ice maker
- Kitchen-Aid Proline series appliances (*Black*)
- Electric Smooth-top Self-Cleaning Oven (220v)
- Or Cook top & Wall Oven (per plan)
- Microwave
- Dishwasher

BATHROOMS / LAUNDRY ROOM

- 12” ceramic tile countertops with bull nose edges and 6” tile backsplash
- 12” tile floors
- Full height mirrors with painted full-wrapped millwork trim
- Pedestal sink in powder room (per plan)
- 36” height base vanity in powder room (per plan)
- Crown molding in powder room
- Laundry room built-in cabinetry to match (per plan)
- Delta Innovations chrome faucets and bath accessories

MASTER SUITE

- 12X12 or 6X6 tile countertops with bull nose edges and 6” tile backsplash
- 12X12 or 6X6 tile floors
- Spacious walk-in closet in master suite including special package with paint grade rod & shelf with sweater caddy
- Luxurious five foot soaking tub with full tile deck, surround and face (per plan)
- Separate fully tiled shower (per plan)
- Frameless glass shower doors
- Double vanity sinks
- 36” height craftsman maple vanity cabinet
- Full height vanity mirror with millwork molding trim
- Delta Innovations chrome faucets and bath accessories
- Elongated toilet

ENERGY SAVING FEATURES

- 80% efficient forced air gas furnace
- 50-gallon gas water heater
- Heavy duty Milgard vinyl windows with low-E glazing and insulated glass
- Insulated exterior doors
- R-38 ceiling insulation
- R-22 floor insulation

Marketed By:

**Josh Svaren
Broker
Taylor Group Realty**



**Direct:
503-267-9828
503-366-0797 x233
8514 SE Stark ST
Portland, OR 97216**

ForSaleByJosh.com

Developed & Built By:



Oregon Inc.

**CCB # 153395
440 Columbia BLVD St. Helens, OR 97051
p: 503-366-0797 f: 503-366-0810**