



GRAND FIRS

At Freestone, We Are Re-Engineering Value For Today's New Homes!

Services

- Utilities - septic, water, gas & cable TV
- Electric service - 200 amp

Concrete

- Foundation - crawl
- All flatwork 4" nominal thickness
- Service walk width 3' (or per condition)
- Patio - 10'-12' w/ stoop (Extended porch luxury feature on Orcas Plan)
- Brushed concrete finish

Framing

- Type - double wall construction
- Floor joists - 2" x 10" or better
- Upper floor ceiling - 8'1" (All Plans)
- Main floor ceiling - 8'1" (Plans <2,000 SF)
- Main floor ceiling - 9' (Plans >2,000 SF)
- Exterior walls 2" x 16" at 16" on center
- Interior walls 2" x 4" at 16" on center
- Engineered truss roof
- 30-year architectural roof covering

Plumbing

- Material - plastic
- 50 gallon/gas water heater
- Chrome faucets
- China (white) lavatory sinks
- Water saving (white) commodes
- 2 exterior spigots
- Ice maker line - standard
- Laundry hook up - standard

H.V.A.C

- Gas furnace (Per Plan)
- Programmable thermostat

Electrical

- Interior lighting (Per Plan)
- Exterior lighting at entry & garage
- Recess lights in kitchen
- Cable TV Outlets - 3 Standard
- Doorbell
- Phone Outlets - 2 Standard
- Outdoor Outlets - 2
- Den plans - Dedicated Cable & Phone

Insulation

- Type - Fiberglass (or equal)
- Ceiling - R-38 blown
- Vaulted Ceiling - R-30
- Exterior Wall - R-21 batt
- Under floor - R-30

Drywall

- Rounded corners featured on main floor
- Garages - fire-taped only

Exterior Features

- Exterior Trim - whitewood
- 5" Gutters with 2" x 3" downspout
- Full Wrap Cement Lap Siding with board & batt features on many elevations
- Designer 3-tone paint with 12 color schemes to choose from

Doors and Windows

- Front Door 3" insulated fiberglass
- Front Door Painted one color
- Garage Door (Per Plan)
- Garage Door Openers Optional
- Patio Doors (Per Plan)
- Kwikset Entry Locks
- Kwikset Deadbolt

- Vinyl Windows, Slider & Fixed
- Grids - Craftsman in front only
- Wide Exterior window trims
- Window screens included

Cabinets

- Birch recess panel style cabinets (For 8'1" Ceilings)
- Birch 36" recess panel upper cabinets & crown molding (For 9' Ceilings)

Kitchen

- Slab granite countertops
- Stainless steel kitchen sink
- Faucet Spray

Fireplace

- Fireplace with tile & mantle standard

Appliances

- Whirlpool appliances
- Stainless range
- Stainless micro-hood fan
- Stainless dishwasher

Master Bathroom

- 5 piece bath standard
- 36" Vanity countertops/cabinets
- Frosted euro-style shower door
- Mirror (Per cabinet)
- White simulated tile tub/shower (Per Plan)
- Slab granite countertop

Hall Bathroom

- Cabinet size per plan
- Mirror (Per cabinet)
- White simulated tile tub/shower
- Slab granite countertop

Powder Room (When Specified)

- Pedestal Sink
- Beveled Oval Mirror

Interior Trim

- Satin nickel interior door levers
- Custom painted white millwork package
- Two-panel roman arch beaded doors
- Craftsman-style casing & headers
- Oversized baseboards, window sills, aprons & wall caps

Shelving

- White wire shelves
- Double shelves in half master closet

Interior Paint

- Satin Finish

Flooring

- Vinyl - industry standard
- Carpet pad - 7/16 6# density
- Tile entry area

Landscaping

- Front Landscaping
- Front yard & planter strip irrigation

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Grand Firs
Last of the Large Lots!

