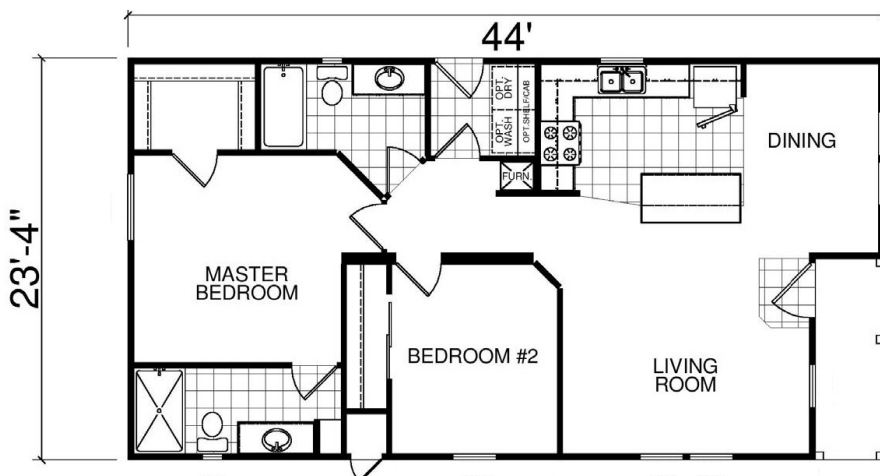


The Birdie with Porch

336 Riviera Drive - Lot 245

1,041 Sq. Ft. • 2 Bedroom, 2 Bath



Standard Specifications

CONSTRUCTION

- R-22 Ceiling Insulation
- R-13 Wall Insulation
- R-11 Floor Insulation
- All Weather-stripping & Insulation meets or exceeds the HUD Required Insulation Standards for Zone 3 (Nevada)

EXTERIOR

- Low "E" Dual Glaze Windows Throughout
- Cemplank (Low Maintenance) Window Trim
- Cemplank (Low Maintenance) Siding
- Cemplank (Low Maintenance) Facia
- 20-Year Roof (Class A) Shingles
- 9-Light Exterior Door
- 6-Panel Architectural Entry Door

KITCHEN

- 4" Granite or Quartz Backsplash
- Cabinet with Utility Drawers
- Lined Overhead Kitchen Cabinets
- Brushed Nickel Kitchen Faucet
- Stainless Steel Undermount Sink
- Deluxe Cabinets

INTERIOR

- Rounded Drywall Corners
- 6-Panel Interior Doors
- Architectural Door Case Molding
- Brushed Nickel Lighting Fixtures
- Brushed Nickel Door Hardware
- Wire Vented Closet Shelving
- Wood Baseboard Throughout
- Metal Mini-Blinds Throughout
- Quality Carpet & Under-Pad
- Quality Linoleum in Kitchen, Dining, Bath & Utility

APPLIANCES

- Deluxe Electric Range (Whirlpool or Comparable)
- 18 Cubic Foot Frost Free Refrigerator (Whirlpool or Comparable)
- 30" Vented Range Hood with Illumination
- Ice Maker Prepped

PLUMBING/HEATING/ELECTRICAL/UTILITY

- Air Conditioning & Electric Forced Air Furnace
- Convenient Shut-Off Valves Throughout
- 30 Gallon Fast Recovery Water Heater
- 200 AMP Electrical Service
- Carbon Monoxide and Smoke Detectors
- 6" LED Can Lights Throughout

BATHS

- Granite or Quartz Counter-Tops w/ Single Eased Edge
- 4" Granite or Quartz Backsplash
- Fiberglass Tub/Shower Stall with Tile Embossing
- Brushed Nickel Faucets & Door Hardware
- Undermount Bath Sink

Exterior Paint:



BASE:
Ashen



TRIM:
Carmelized Walnut



ACCENT:
Envy

Roof Shingles:



Tan

Exterior Front Door:

6-Panel Steel



Exterior Side Door:

9-Lite Cottage

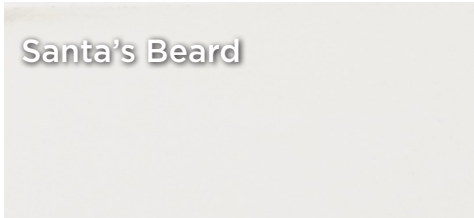


Exterior Porch Door:

French Door



Interior Paint:



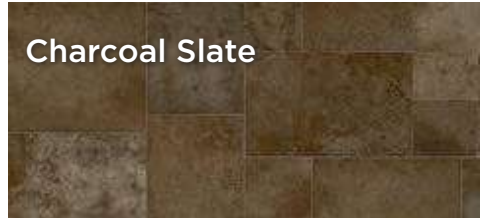
Santa's Beard

Carpet:



Gravel

Linoleum:



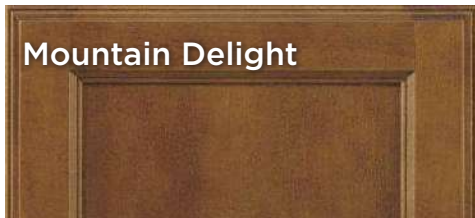
Charcoal Slate

Countertops:



Prescott

Cabinetry:



Mountain Delight

Hardware: Appliances:

Brushed Nickel



White



Kitchen Sink & Faucet:

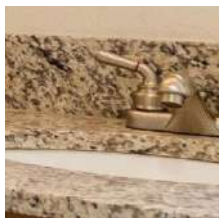


Stainless



Single Br. Nickel

Bath Sinks & Faucets:



Undermount



Single Br. Nickel

Bath Shower & Faucet:



Shower Only



Single Br. Nickel