

Thompson Park – Upgrade package

Architectural Features

- 8'-0" wood entry door and sidelight.
- Oversize one-car finished garage with insulated steel overhead door with automatic operator and decorative exterior wood cladding.
- Building exteriors contrast walls of natural cedar rain-screen horizontal and vertical wood siding against walls of 2-coat hybrid stucco.

Interior Features

- 9' ceilings at first floor, 8' ceilings at second floor.
- 7'-0" interior wood doors with Emtek lever style hardware.
- Hard wood flooring in entry hall, living and dining room, kitchen, and master bedroom.
- Wool carpet in master bedroom, second floor bedrooms, closets and hallway.
- Large-format porcelain tile floors in master bathroom and second floor bathroom.

Kitchen Features

- "Advantage" maple veneer cabinets by Bridgewood.
- Full overlay, frameless construction with solid wood dovetail-joined drawers, full extension, soft-close drawer guides, soft-close door hinges, birch veneer interiors and 30" high upper cabinets.
- Stone countertops with custom tile backsplash on range wall
- Peninsula counter between kitchen and dining room, with matching wood cabinet front
- Energy Star, stainless steel appliance package
 - French door, bottom freezer, counter depth refrigerator
 - 36 inch dual fuel range with convection oven
 - Dishwasher with top controls
 - Built-in Microwave Oven
 - Range hood with exterior blower to minimize sound
 - Waterworks plumbing fixtures

Bathroom Features

- 36" high base cabinets, "Advantage" maple veneer cabinets by Bridgewood.
- Energy-recovery bath ventilation system.
- Mirrors over all vanity cabinets.
- Waterworks tub, shower and faucet trim.
- Master Bath
 - Soaker tub with spa jets and solid surface deck and ceramic tile apron.
 - Porcelain tile shower with built-in bench and frameless glass enclosure.
 - Vanity cabinet with drawer units, stone countertop and two undermount sinks.

- Radiant heat floor
- Steam shower
- Powder Room
 - Vanity cabinet with stone countertop and undermount sink.
- Upstairs bathroom
 - Vanity cabinet with drawer units, with stone countertop and undermount sink.

Energy Features

- Buildings meet Carbondale's stringent Residential Efficient Building Program standards.
- 50 gallon, Energy Star, high efficiency gas-fired water heater.
- 95% efficient, Energy Star forced air gas furnace.
- 16 SEER, Energy Star, two stage air conditioner.
- Whole-house energy recovery ventilation system.
- Insulation package includes:
 - Exterior walls insulated with 2" spray foam and 3 ½" blown-in fiberglass to an R-value of 27.4.
 - Roofs insulated to an R-value of 60.
 - Floors over unconditioned spaces insulated to an R-value of 52.
- Pella ProLine 450 aluminum-clad wood windows with pre-finished pine interiors and AdvancedComfort Low-E insulated glazing.
- Conditioned crawl space with heavy-duty vapor barrier and radon control piping.

Warranty Features

- 1 Year Standard GC Warranty.