

## **CLEVELAND COTTAGES**

### **LAKE CITY**

Single family residential with a gable roof design.  
1,584 square feet finished (main and 2<sup>nd</sup> levels)  
589 square feet unfinished basement  
One car garage

### **CRESTED BUTTE**

Single family residential with a shed roof design  
1,584 square feet finished (main and 2<sup>nd</sup> levels)  
589 square feet unfinished basement  
One car garage

### **SILVERTON**

Large half-duplex design  
1,714 square feet finished (main and 2<sup>nd</sup> levels)  
661 square feet unfinished basement  
One car garage

### **LEADVILLE**

Compact half-duplex design  
1,184 square feet finished (main and second levels)  
576 square feet unfinished basement  
No garage in this model

#### ***The standard inclusions with the above models are:***

- \* Front yard landscaping, including sprinkler system
- \* Back yard privacy fencing and side yard fence where applicable
- \* Concrete patio (10 x 16)
- \* 2 x 6 Exterior construction with painted siding and trim (4-5 color choices tbd) Developer will have final say in color choice so as not to have all of same color in any one area
- \* Insulation factors- R-38 ceilings and R-21 walls
- \* Architectural shingles (30 year)
- \* 36" x 80" entry door with deadbolt
- \* Vinyl windows, double pane, low E glass (Amsco or Visions 2000)
- \* In floor radiant heating

***Standard inclusions continued.....***

- \* Painted doors (six panel Colonist Door-interior) and trim
- \* Mastercraft red oak raised panel kitchen cabinets
- \* Stainless steel kitchen sinks
- \* High pressure laminate formica counter tops with oak front edge and 4" tile backsplash
- \* Refrigerator, gas range (self-cleaning), dishwasher, microwave, disposal (white)
- \* Porcelain bathroom sinks
- \* Chrome kitchen and bathroom fixtures
- \* Tile shower surrounds (with glass shower doors) in master bath (only as an upgrade in the Leadville model)
- \* 60" fiberglass tub/shower combination in second bath
- \* Laminate flooring in kitchen and baths
- \* Carpeting throughout the rest of the home (Shaw Jet-Set Carpet in various colors)
- \* Blinds on street facing windows (choices will be offered)
- \* Basement will include two egress windows and rough-out for bath
- \* Two exterior hose bibs and one exterior electrical receptacle
- \* Four TV and phone outlets
- \* Bedroom ceiling light fixtures
- \* Interior window sills
- \* Baseboard molding
- \* Double clothes rod in one-half of master closet
- \* Eggshell paint on walls and semi-gloss paint on doors and trim
- \* Smoke detectors (as required by code)

***The upgrades available in the above models are:***

- \* Backyard landscaping including sprinkler system, sod and five shrubs
- \* Washer and Dryer
- \* Black or stainless appliances
- \* Carpeting upgrades available
- \* Tile and hardwood kitchen and bathroom flooring upgrades available
- \* Stained wood trim and interior doors
- \* Upgrade countertops to tile or stone
- \* Choice of cabinets; door style, type of wood and finish
- \* Roll-out shelves in cabinets
- \* Choice of cabinet hardware; standard or concealed hinges
- \* Upgraded kitchen and bath fixtures
- \* White porcelain sink in kitchen
- \* Ceiling fans
- \* 220 Volt service in the garage
- \* Additional outlets for power, phone or T.V.