

# *Anglers Retreat*

## *Caddis Standard Features with Options*

### **GENERAL**

**Structural Components-** The structural components of each unit will not be modified by the buyer in any manner. These items include: concrete footings, concrete foundation walls, framing material, and any structural components.

**Exterior Wood Finishes-** The exterior finish materials will consist of cedar shingles, local stone masonry, stucco gables, rough sawn timber structural accents. The material location and color will vary between lots and will be determined by the developer.

### **EXTERIOR FINISHES**

#### **I. WATERPROOFING AND PERIMETER FOUNDATION DRAIN SYSTEM**

1. Foundation waterproofing – consist of Tuf-N-Dri fluid applied to concrete walls.
2. Crawl space waterproofing includes 6 mil PVC vapor barrier glued at all seams and glued to foundation walls
3. Perimeter foundation drain to consist of 4: rigid perforated SDR PVC with gravel and filter fabric. Foundation drain will run to daylight or dowsing siphon tank depending on lot specifics

#### **II. LANDSCAPING**

1. Landscaping will include the following:  
One (1) irrigation system with 6 station timer  
Turfgrass  
6 shrubs, etc.

- OPTION** \$25000 (allowance)  
Premium landscaping Package  
(Walkway planters on both sides of walkway, extensive, plants and extra trees, sod)

#### **III. FLAGSTONE PATIO**

1. Flagstone patio sized to the patio cover

#### **IV. FLAGSTONE WALKWAY**

2. Flagstone walkway from top of driveway to front porch

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**V. DRIVEWAY**

1. Stained Stamped Concrete from Sidewalk to Garage for the Width of Garage Doors.

**INTERIOR FINISHES**

**MAIN FLOOR**

**I. GREAT ROOM**

1. Eased-edge Hickory Hardwood Flooring through Walkway
2. Carpet in Living Area
3. Dry stacked Stone Fireplace
4. Custom Wrought Iron Hand Railing
5. Hand Hewn Ridge Beam and Trusses
6. Pre Wiring for Surround Sound

<input type="checkbox"/> <b>OPTION</b>	\$8450
Tongue and groove ceiling	
<input type="checkbox"/> <b>OPTION</b>	\$ 780
Indirect lighting above hand hewn beam trusses	
<input type="checkbox"/> <b>OPTION</b>	\$3575
Entertainment center above fireplace	
<input type="checkbox"/> <b>OPTION</b>	\$1250
Entry Chandelier	
<input type="checkbox"/> <b>OPTION</b>	\$2515
Cabinet system under staircase	
<input type="checkbox"/> <b>OPTION</b>	\$25000
Sound System as shown in model including HDTV (wiring for surround standard in Great Room only)	

**II. KITCHEN**

1. Granite Countertops
2. Deluxe Stainless Steel Appliance Package
3. Hand Hewn Beams above Kitchen and Dining room
4. Furniture-style Island with Granite top
5. Knotty Alder Knife Edge Cabinets
6. Quality Delta Fixtures
7. Under-Cabinet Light Fixtures
8. Under-mount sinks for easy cleaning

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<input type="checkbox"/> <b>OPTION</b>	Wood panel veneers on appliances	\$1625
<input type="checkbox"/> <b>OPTION</b>	Indirect lighting above kitchen cabinets	\$ 585
<input type="checkbox"/> <b>OPTION</b>	Pilaster detail on lower kitchen sink cabinet and counter top	\$2860
<input type="checkbox"/> <b>OPTION</b>	Dining Room Chandelier	\$ 975
<input type="checkbox"/> <b>OPTION</b>	Dual Fuel Stove	\$2880
<input type="checkbox"/> <b>OPTION</b>	Warming Drawer	\$1136

**III. HEARTH ROOM**

1. Dry stacked Stone Fireplace
2. Sliding Glass Door to Covered Flagstone Patio
3. Entertainment Center?
4. Eased edge Hickory Hardwood Flooring

**IV. GUEST BEDROOM**

1. Plush Carpet
2. Seven Foot Custom Alderwood Door

**V. GUEST BATHROOM**

1. Tile Countertop
2. Single Vanity
3. Alder Cabinetry
4. Vanity Light Fixture
5. Standard Tub
6. Tile Tub Walls

**7. ENTRY**

1. Custom Cedar Door
2. Slate Stone Interior Entry and Powder Room

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**SECOND FLOOR**

**I. LAUNDRY**

1. Slab Countertop
2. Front Loading Washer and Dryer
3. Tile Floor

**II. MASTER BEDROOM**

1. Plush Carpet
2. Built-in stone Fireplace and Hearth

- OPTION** \$4940  
Built in cabinets
- OPTION** \$ 725  
Sound System

**III. MASTER BATHROOM**

1. Whirlpool Tub
2. Granite Countertop
3. Travertine Floors, Tub Surround, and Shower
4. Glass Shower Door
5. Quality Delta Fixtures
6. Double Split Vanity Sinks
7. Alderwood Vanity
8. Additional Dressing/Makeup Area
9. Dressing and Tub Area Hanging Light Fixtures
10. Window in Walk-in Closet

- OPTION** \$ 780  
Body wash in upstairs master bathroom
- OPTION** \$2860  
Closet system in walk in closet
- OPTION** \$2150  
Steam Shower

**IV. JUNIOR MASTER BEDROOM**

1. Plush Carpet
2. Window in Walk-in Closet

- OPTION** \$ 725

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Sound System

**V. JUNIOR MASTER BATHROOM**

1. Whirlpool Corner Tub
2. Granite Countertop Travertine Floors, Tub Surround and Shower
3. Glass Shower Door
4. Quality Delta Fixtures

- |  |        |
|--|--------|
| <input type="checkbox"/> <b>OPTION</b> | \$ 780 |
| Body wash in upstairs master bathroom  |        |
| <input type="checkbox"/> <b>OPTION</b> | \$2860 |
| Closet system in walk in closet        |        |
| <input type="checkbox"/> <b>OPTION</b> | \$2150 |
| Steam Shower                           |        |

**GARAGE**

1. Carriage style garage doors Heated Floor
2. Epoxy finished garage floors
3. Sheet rocked, finished and painted
4. 80 Gallon Water heater enclosed
5. Heated Floors
6. Seven Foot Custom Alderwood Fire Door
7. Entran Type Hot Water Heat Boiler Enclosed

- |  |        |
|--|--------|
| <input type="checkbox"/> <b>OPTION</b> | \$3910 |
| Central vacuum system                  |        |
| <input type="checkbox"/> <b>OPTION</b> | \$ 760 |
| Security Pre-Wiring                    |        |
| <input type="checkbox"/> <b>OPTION</b> | \$ 725 |
| Sound System Pre-Wiring                |        |

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**STAINLESS STEEL PACKAGE**

<b>ITEM</b>	<b>MANUFACTURER</b>	<b>MODEL</b>	<b>MISC</b>
Refrigerator	Jennair		Ice & Water
Dishwasher*	Bosch	SHU 46C03	
Range*	Thermador	PGR366ZS PDR-366ZS	36" All Gas Dual Fuel
Hood	Thermador	HT-36HQS	
Remote Blower	Thermador	VTR-100DQ	
Backsplash	Thermador	IT-36R	
Microwave	Sharp	R530 BS 1.8 cu.ft.	
SS Trim Kit	Sharp	RK 51 S 27	
Washer	Frigidaire	GLTF-1670AS	
Dryer	Frigidaire	GLGQ-642AS	Gas
Disposal	Waste King	SS 3300	

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**WOOD CABINET PANELS PACKAGE**

<b>ITEM</b>	<b>MANUFACTURER</b>	<b>MODEL</b>	<b>MISC</b>
Refrigerator	Jennair	JCD-2292HTB	Ice & Water
Dishwasher*	Bosch	SHV 46C03	
Range*	Thermador	PGR366ZS PDR-366ZS	36" All Gas Dual Fuel
Hood	Thermador	HT-36HQS	
Remote Blower	Thermador	VTR-100DQ	
Backsplash	Thermador	IT-36R	
Microwave	Sharp	R530 BS 1.8 cu.ft.	
SS Trim Kit	Sharp	RK 51 S 27	
Washer	Frigidaire	GLTF-1670AS	
Dryer	Frigidaire	GLGQ-642AS	Gas
Disposal	Waste King	SS 3300	