

# Vancouver Meadows

## STANDARDS



### INTERIOR DETAILS

- 9' Ceilings
- 4.25" Trim & 3.5" Casing
- Contemporary Two-Panel Interior Doors
- Kwikset® Pismo Brushed Nickel Doorknobs
- Sherman Williams® Two-Tone Interior Paint
- Luxury Vinyl Plank Floors in Living Spaces
- Shaw Floors® Carpet in Bedrooms
- Recessed Lighting (varies by floor plan)
- Brushed Nickel Vanities & Chandelier Lighting
- ENERGY STAR® LED 15,000 Hour Rated Light Bulbs
- Bedroom Closets Featuring Wood Shelving & Rods
- Linen Closets with Wood Shelves (varies by floor plan)
- Bullnose Drywall Corners at Walls & Windows
- Orange Peel Textured Walls & Ceilings
- Rocker Light Switches
- Three Cable TV Jacks & One Phone Jack

### KITCHEN

- 36" Maple Cabinets with Crown Molding, Soft Close & a Variety of Stain Choices
- Full Height Tile Backsplash
- Quartz or Granite Countertops
- Undermount Stainless Steel Sink
- Pfister® Pull-Down Faucet
- Garbage Disposal
- Whirlpool® Stainless Steel Dishwasher
- Whirlpool® Stainless Steel Smooth Top Range
- Whirlpool® Stainless Steel OTR Microwave
- Pre-Plumbed for Ice Maker Waterline
- Wood 5-Stack Shelves in Pantry (varies by floorplan)

### BATHROOMS

- Double Sinks in Master Bathroom
- 6" Tile Backsplash
- Pfister® Brushed Nickel Faucets
- Waterproof Luxury Vinyl Floors
- Laminate Countertops
- Brushed Nickel Toilet Paper Holder & Towel Bar or Hooks
- Fiberglass Tub/Shower

### EXTERIOR DETAILS

- Decorative Gable Ends on all Sides
- Sherwin Williams® Three-Tone Color Paint Scheme
- Noise Reduction Fiberglass Entry Door with Deadbolt
- Contemporary Outdoor Lantern Lighting
- Covered Front Porch or Entry
- Full House Window Wrap Trim
- Broomed Concrete Front Patio & Walkway
- Broomed Concrete Back Patio
- Two Exterior Hose Bibs & Two GFCI Exterior Outlets

### GARAGE

- LiftMaster® Garage Door Opener with Exterior Keypad
- 8' Therma Tech™ Insulated 4-Panel Steel Garage Door
- Fully Insulated, Textured & Painted Garage

### LANDSCAPING

- Fully Landscaped Front Yard with Sod & Basalt Rock
- Fully Landscaped Backyard
- Underground Sprinklers
- Fenced Backyard (varies by plan)
- Two Trees & Multiple Shrubs

### ENERGY EFFICIENCY & MORE

- White Vinyl ENERGY STAR® Windows Including Screens
- American Standard® Heat Pump with Variable Speed Air Handler & Air Conditioning
- Honeywell® Programmable Thermostat
- Pre-Plumbed for Water Softener
- 50-Gallon Energy Efficient Electric Water Heater
- Hard Wired Smoke & Carbon Monoxide Detectors
- 200 Amp Electrical Service

### QUALITY CONSTRUCTION

- LP Siding with 16" Covered Soffits
- 30-Year PABCO Premier® Laminated Fiberglass Shingles
- Dupont® Exterior Tyvek & Flashings
- Seamless Flexwrap Windowsill
- 100% Air Sealed Exterior Vapor Around Windows
- 2x6 Exterior Walls - 16" on Center
- R-21 Insulated Walls
- R-49 Insulation in Attic
- Crawl Space Foundation



DISCLAIMER: Vancouver Meadows Construction Standards are subject to change without notice.

Retter & Company | Sotheby's  
INTERNATIONAL REALTY

329 North Kellogg Street, Kennewick, WA 99336  
509.783.8811 | rcsothebysrealty.com

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AMANDA POMEROY

Broker/Realtor®

509.713.6821 | amanda@pomeroyrealty.com