

HOME FEATURES

EXTERIORS

SIDING:

STANDARD HORIZONTAL SIDING:

Textured Lap Siding Throughout –
Painted 2 Sherwin Williams Color
(Trim & Body)



UPGRADED BOARD AND BATTEN:

Textured B&B Siding Throughout –
Painted 1 Sherwin Williams Color

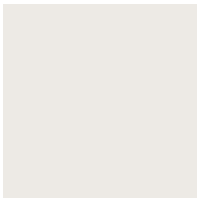


UPGRADED BOARD AND BATTEN:

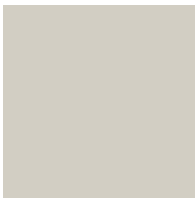
Plywood Sheets with Wood Battens
Over Top at 16" Spacing.



EXTERIOR PAINT:



SNOWBOUND



GOSSAMER VEIL



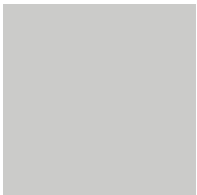
FELTED WOOL



URBANE BRONZE



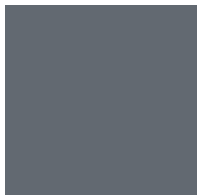
IRON ORE



PASSIVE



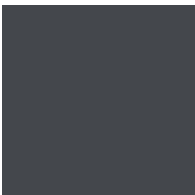
TIN LIZZIE



GIBRALTAR



WEB GRAY



CYBERSPACE

****We recommend making color selections from physical Sherwin Williams paint swatches****

MONTANA SPACES RESERVES THE RIGHT TO CHANGE OR SUBSTITUTE MATERIALS WITH COMPARABLE PRODUCTS WITHOUT NOTICE.
UPGRADED ITEMS MAY BE SHOWN. FINAL PROJECT SPECIFICATIONS AND SELECTIONS WILL BE DETAILED IN THE PURCHASE CONTRACT.

HOME FEATURES

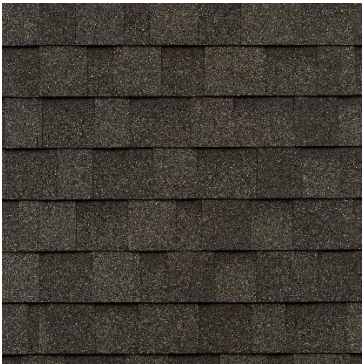
ROOF MATERIAL:

STANDARD COMPOSITE SHINGLE:

Lifetime Architectural Asphalt
Composite Shingles



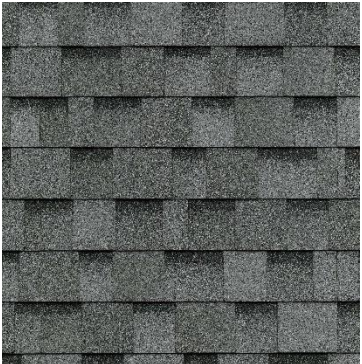
DUAL BLACK



WEATHERED WOOD



CHARCOAL GREY



DUAL GREY

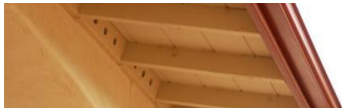


DUAL BROWN

SOFFIT/FASCIA:

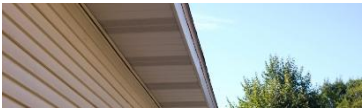
STANDARD SOFFIT/FASCIA:

Open Eaves Painted to Match Trim



UPGRADED SOFFIT/FASCIA:

Aluminum Soffit/Fascia



HOME FEATURES

EXTERIOR DECKING:

STANDARD:

Trex Enhance with
Exposed Fasteners

UPGRADE:

Trex Enhance with
Concealed Fasteners



BEACH DUNE



SADDLE



CLAM SHELL



FOGGY WARF



ROCKY HARBOR



TOASTED SAND



COASTAL BLUFF

EXTERIOR RAILING:

STANDARD RAILING:

Painted Steel Railing, Black or White



UPGRADED RAILING:

White Vinyl Railing



UPGRADED RAILING:

Composite Railing



HOME FEATURES

WINDOWS (Int/Ext Color):

STANDARD WINDOWS:

Builder Grade Vinyl Extruded Dual Pane
Low E – White/White



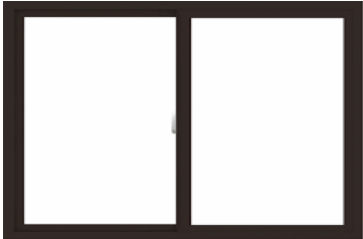
STANDARD WINDOWS:

Builder Grade Vinyl Extruded Dual Pane
Low E – Taupe/Taupe



UPGRADED WINDOWS:

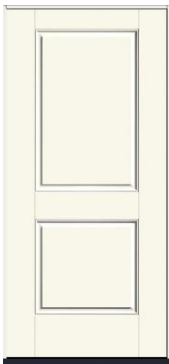
Builder Grade Vinyl Extruded Dual Pane
Low E – Black/Black or Other Colors



FRONT DOOR:

STANDARD FRONT DOOR:

Thermatru Smooth Star Fiberglass 2
Panel Square Top (S220 or S8200)



PATIO DOOR:

STANDARD PATIO DOOR:

Thermatru Smooth Star Fiberglass
Full Lite (S140 or S8140)



FRONT DOOR HARDWARE:

STANDARD FRONT DOOR HARDWARE:

Kwikset Hancock Knob –
Polished Chrome, Nickel, Matte Black



OPTIONAL FRONT DOOR HARDWARE:

Harney Hardware Callista –
Chrome, Satin Nickel, Matte Black

HOME FEATURES

ELECTRICAL/LIGHTING

SWITCH:

Decora



PRIMARY FLUSH-MOUNTS:

Design Classics – 13” LED in Satin Nickel, Matte Black



SECONDARY FLUSH-MOUNTS:

Design Classics 11” LED in Satin Nickel, Matte Black



BATHROOM VANITY LIGHTS:

Design Classics Vashon Bathroom Light w/Cylinder; Satin White Glass in Matte Black, Satin Nickel, Chrome

**UNDER CABINET LIGHTING
(UPGRADE):**

LED Tape with Dimmer/Driver
(requires light rail)



CAN/DISK LIGHTS:

Recesso Lighting 6” Canless LED Lights

PRIMARY COACH LIGHTS:

Design Classics Tolman
Powder Coated Black



CEILING FANS (UPGRADED):

Minka Aire Vital 44” LED in Flat White, Coal, Oil Rubbed Bronze



HOME FEATURES

PLUMBING

STANDARD WATER HEATER:

50-gallon Natural Gas/Propane

UPGRADED WATER HEATER:

Tankless Gas; 30-gallon, 40-gallon, 50-gallon electric tank, Hybrid Electric Tank

OPTIONAL SYSTEMS:

Water Softener Loop, Recirc Pump

KITCHEN SINK:

STANDARD KITCHEN SINK:

Drop-In Stainless Steel 18G Single Bowl



UPGRADED KITCHEN SINK:

Drop-In Stainless Steel 18G Double Bowl



UPGRADED KITCHEN SINK:

Drop-In Stainless Steel 18G Asymmetrical Double Bowl



KITCHEN FAUCET:

STANDARD KITCHEN FAUCET:

Moen Chateau One Handle with Side Sprayer - Chrome



UPGRADED KITCHEN FAUCET:

Camarist One Handle Pullout – Chrome, Spot Resistant Stainless



HOME FEATURES

BATHROOM FIXTURES:

STANDARD BATHROOM HARDWARE:

Chateau - Chrome



UPGRADED BATHROOM HARDWARE:

Banbury –
Chrome, Brushed Nickel



BRUSHED NICKEL

STANDARD TUB:

One Piece Fiberglass Tub
& Surround Insert



UPGRADED TUB:

Fiberglass Tub – See Surrounds*



**UPGRADED TUB/SHOWER
SURROUND:**

CRAFT + MAIN; JETCOAT



QUARRY



SHALE



SLATE



WHITE SUBWAY



DRIFTWOOD

HOME FEATURES

STANDARD SHOWER PAN:

Fiberglass Shower Pan



UPGRADED SHOWER PAN:

Tile Set Mosaic Shower Floor



STANDARD SHOWER DOOR:

Clear Glass Enclosure with Frame –
Chrome (Shower Only)



UPGRADED SHOWER DOOR:

Clear Glass Enclosure with Frame – Matte Black, Satin Nickel



STANDARD VANITY SINK:

Drop-In Oval (Granite/Quartz)



UPGRADED VANITY SINK:

Vitreous China Undermount Oval
(Granite/Quartz)



POWDER PEDESTAL:

Gerber Maxwell



HOME FEATURES

STANDARD TOILET:

Gerber Maxwell 2 Piece Elongated



UPGRADED TOILET:

2 Piece Elongated Comfort Height



BATHROOM HARDWARE:

STANDARD BATH HARDWARE:

Harney Austin – Chrome or Satin Nickel



STANDARD (BATH) MIRROR:

36" Tall



UPGRADED (BATH) MIRROR:

Medicine Cabinet



HOME FEATURES

INTERIOR FINISHES:

STANDARD WALL:

Hand Texture



UPGRADED WALL:

Level 4 Imperfect Smooth



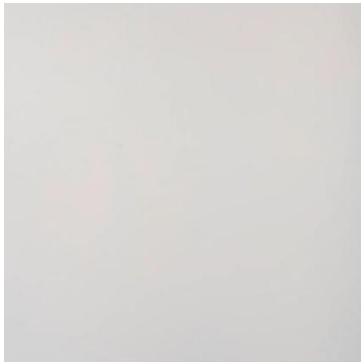
STANDARD CEILING:

Hand Texture



UPGRADED CEILING:

Level 4 Imperfect Smooth



STANDARD WINDOWSILLS:

No Sills, 4-Way Wrap



UPGRADED WINDOWSILLS:

¾" Wood Painted Sill



STANDARD BASEBOARD & CASING:

3" MDF Flat Stock Square Edge Casing
5" MDF Flat Stock Square Edge Base



HOME FEATURES

UPGRADED INTERIOR DOORS:

Masonite Hardboard 2 Panel Square Top
Hollow Core



UPGRADED INTERIOR DOORS:

Masonite Hardboard 2 Panel Square Top
Solid Core



BARN DOOR HARDWARE (PER PLAN):

National Black Hardware



STANDARD DOOR HARDWARE:

Kwikset Hancock Knob –
Polished Chrome



UPGRADED DOOR HARDWARE:

Kwikset Hancock Knob –
Satin Nickel, Matte Black



INTERIOR HAND RAILINGS:

Pony Wall with Shiploose Handrail –
Standard: Wood, Upgrade: Metal



STANDARD INTERIOR STAIR TREADS:

Carpet (Not Provided)

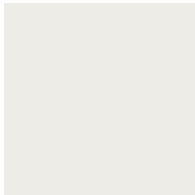


UPGRADED INTERIOR STAIR TREADS:

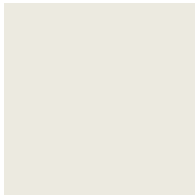
Flooring Material



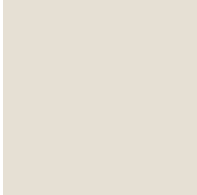
HOME FEATURES



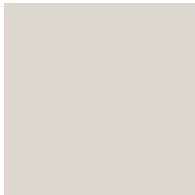
PURE WHITE



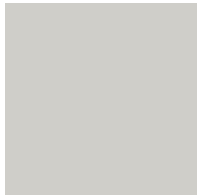
ALABASTER



SHOJI WHITE



DRIFT OF MIST



ON THE ROCKS

STANDARD INTERIOR PAINT:

One Tone, All Satin Sheen

UPGRADED INTERIOR PAINT:

Two Tone/Three Tone

STANDARD CABINETS:

KCD Premier Shaker –
White, Kodiak, Sand



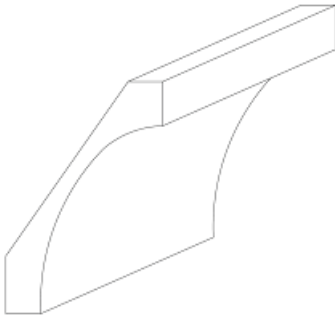
WHITE



KODIAK



SAND



**UPGRADED (KITCHEN ONLY)
CABINET CROWN MOLDING:**

KCD 3" Cove Crown Molding

UPGRADED CABINETS:

KCD Premier Brooklyn –
Gray, Bright White, Slate, Midnight



GRAY



BRIGHT WHITE



SLATE



MIDNIGHT

HOME FEATURES

STANDARD CABINET HARDWARE:

5" Bar Pulls



OIL BRUSHED BRONZE



MATTE BLACK



DARK PEWTER



POLISHED CHROME



ROSE GOLD



SATIN NICKEL

HOME FEATURES

STANDARD COUNTERTOPS:

(Level 1) 2cm Granite –
New Caledonia, Valle Nevado

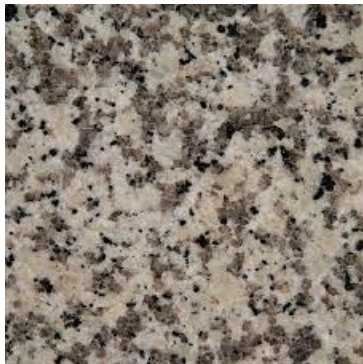


UPGRADED COUNTERTOPS:

Wilsonart Laminate – Colors Upon
Request

UPGRADED COUNTERTOPS:

(Level 2) 3cm Granite – New Caledonia,
Valle Nevado, Crema Atlantico



UPGRADED COUNTERTOPS:

2cm Quartz – Frost, Steel, White Sand



HOME FEATURES

STANDARD KITCHEN BACKSPLASH:

4" Backsplash with Countertop Material



UPGRADED KITCHEN BACKSPLASH:

3" X 6" White Subway Tile



STANDARD FLOORING:

Johnson SPC – Cellar House



BARBERA



NEBBIOLO



CARIGNAN



SANGIOVESE



CHARBONO



DOLCETTO



GRENACHE



PRIMITIVO



SEMILLON



KERNER



ELBLING



MALVASIA

HOME FEATURES

UPGRADED FLOORING:

Allwood 7" Engineered



ASTORIA



DUNTHORPE



HAYDEN



TAHOE



TETON



AVERY



FUME



BLANC



CAVA



CHAMPAGNE



CHAMPAGNE SELECT



CASCADE SELECT

UPGRADED TILE FLOORING:

Daltile Advantage 12"x24"



OFF WHITE



LIGHT BEIGE



LIGHT GRAY

HOME FEATURES

FIREPLACE (WHERE APPLICABLE):



FIREPLACE:

36" Napoleon Ascent with Log Set

FIREPLACE SURROUND & MANTLE:

Stone Surround with Coordinating Hearthstones Mantle
OR 4"x8" Smooth Cedar Beam

HOME FEATURES

APPLIANCES:

STANDARD RANGE:

Whirlpool, GE, or Equal -
Black 30" Electric



UPGRADED RANGE:

Whirlpool, GE, or Equal -
Black 30" Gas



STANDARD MICROHOOD:

Whirlpool, GE, or Equal – Black 30"



STANDARD DISHWASHER:

Whirlpool, GE, or Equal –
24" Black Resource-Efficient



UPGRADED REFRIGERATOR:

36" Whirlpool, GE, or Equal –
Black Side by Side with Water/Ice in Door



HOME FEATURES

FRAMING STRUCTURE

Floor System

- *Engineered rim joist with TJI Engineered floor joists.
- *Underlayment sheathing of ¾" tongue-in-groove OSB, glued and nailed

Wall System

- *Standard: 8" interior ceiling height
- Upgraded: 9" or 10" ceiling height (may require roof trusses be shipped separately)
- *2"x6" Exterior
- *2"x4" Interior with 2"x6" interior plumbing walls
- *Exterior walls sheathed with 7/16" OSB sheathing, glued and nailed and as per engineering specifications with top and bottom plates
- *Reinforcement blocking for towel racks, toilet paper holders, etc

Roof/Truss System

- *Engineered roof trusses with OSB sheathing to 30 lb. PSF Live load std.
- *5/12 pitch roof system with cap trusses per plan
- *Eave overhang: 12" with 12" on gable ends and 2"x6" fascia. Gable roof.
- Upgraded: higher pitch, extended eaves, higher snow loads, per plan.

EXTERIOR FEATURES

Railings

- *Standard: Painted Steel Railing, Black or White per plan
- *Upgraded: White Vinyl Railing, Composite Railing

Decking

- *Composite Decking over open frame deck

Insulation

- *Standard Insulation: Fiberglass R-21 Walls, R-30 Ceiling, R-30 Floor (w/ Crawl)
- *Upgraded Insulation: Additional Fiberglass as available, 1", R-5 Exterior Foam Board, Closed-Cell Foam as required by engineering

Weather Barrier

- *Impregnated weather resistive barrier sheathing – Zip System or equal

Roof Cover

- *Impregnated Felt: 30# Tamko UL Felt or equivalent
- *Ice & Water Shield: Tamko Moisture Guard Plus or equivalent
- *Standard Roof Material: Lifetime Architectural Asphalt Composite Shingles
- *Turtle Vents: Contractors Choice
- *Drip Edge: White Aluminum 90 Degrees

Windows

- *Standard: Builder Grade Vinyl Extruded Dual Pane Low E White/White or Taupe/Taupe
- *Upgraded: Builder Grade Vinyl Extruded Dual Pane Low E - Black/Black or other colors

Exterior Siding

- *Standard: Fiber Cement (mild climate)Textured Lap Siding
- *Upgraded: Painted – Smooth Fiber Cement lap, Board & Batten, Stained – RS Plywood Sheets with Wood Battens, LP Smartside (cold climate) textured lap siding
- *Standard: Open Eaves Painted to Match Trim Color
- *Upgraded: aluminum, painted fiber cement or wood soffit and fascia

Exterior Doors

- *Standard: Thermatru Smooth Star Fiberglass full lite (\$140 or S8140)
- *Upgraded: Thermatru Smooth Star Fiberglass 2 Panel Square Top (\$220 or S8200)

SYSTEMS FEATURES

Plumbing

- *Pex water supply system, sized per home
- *Waste and Vent System: ABS or PVC
- *Standard: 50 Gallon Natural Gas Water Heater
- *Upgraded: 30-gal, 40-gal, 50-Gallon Electric Tank
- *Upgraded: Hybrid Electric Tank, tankless gas/propane (as allowed by code)

Electrical

- *12- and 14-gauge copper wiring
- * (2) Cat 5E Connections
- *200 amp service – per plan w/ disconnect
- Upgrade: meter base

Mechanical

- *95% AFUE Rheem natural gas forced-air central heating system (multi-module homes)
- *Electric baseboard heating system (single-module homes)
- *Hard pipe and flex pipe ventilation system
- *Main gas line included
- *Bath Exhaust fans - no light
- *Upgraded: PTAC heating and cooling unit
- *Upgraded: Wall-mounted mini-split heating and cooling system
- *Upgraded: Split-system air conditioning (multi-module homes)
- *Upgraded: Ducted cassette mini-split heating and cooling system
- *Upgraded: Elec Radiant floor comfort heat (tile), hydronic warmboard system (whole house)

INTERIOR FEATURES

Drywall

- *Ceiling lids and walls, glued and screwed on ceilings and exterior ½" gypsum drywall walls, with dense glass in wet areas, nailed/screwed, taped, floated
- *Standard Wall Texture: Skip Trowel Wall Texture
- *Upgraded Wall Texture: Level 4 Imperfect Smooth
- *Standard Ceiling Texture: Skip Trowel Wall Texture
- *Upgraded Ceiling Texture: Level 4 Imperfect Smooth

Interior Trimwork

- *Standard Paint Grade – Masonite Interior Doors, Hardboard 2 Panel Arch Top
- *Upgraded Paint Grade – Masonite Interior Doors, Hardboard 2 Panel Square Top

- *Paint Grade – 3" MDF Flat Stock Square Edge Door Casing

- *Paint Grade - 5" MDF Flat Stock Square Edge Baseboard

- *Paint Grade – 2" Wood Stair Handrail

Paint

- *Single Tone Paint VOC Paint
- *All walls, doors, trim work, ceilings are painted the single color, 1 coat of primer, 2 coats of color
- Upgrade: 2 tone or 3 tone interiors (no accent walls)

Light Fixtures

- *Outlets/Switches – Standard Toggle
- Upgrade: Rocker Switches
- *Disk Lights – Recesso Lighting 6" Canless LED Lights – 4 or 6 in kitchen (per plan), plus disk at kit sink. Walk-in closets
- Upgrade: shower disk light
- *Primary Flush-Mounts: Design Classics 13" LED in Stain Nickel, Matte Black
- *Secondary Flush-Mounts: Design Classics 11" LED in Satin Nickel, Matte Black
- *Bathroom Vanities: Design Classics Vashon Bathroom Light with Cylinder Satin White Glass in Matte Black, Satin Nickel, Chrome
- *Upgraded – Ceiling Fan: Minka Aire Vital 44" LED in Flat White, Coal, Oil Rubbed Bronze w/ or w/o light kit, ceiling fan pre-wire w/ fan control switch
- *Upgraded – Undercabinet Lighting: LED Tape with Dimmer/Driver
- *Primary Coach Lights – Design Classics Tolman Powder Coated Black Wall Light – 1 per ext door
- Upgrade: ext flood, ext outlets (2 included per code)

Plumbing Fixtures

- *Standard Kitchen Sink – Drop-in Stainless Steel 18G Single Bowl
- *Upgraded Kitchen Sink – Undermount Stainless Steel 18G Double Bowl
- *Upgraded Kitchen Sink – Undermount Stainless Steel 18G Asymmetrical Double
- *Standard Kitchen Faucet – Moen Chateau One Handle w/ Side Sprayer, Chrome
- *Upgraded Kitchen Faucet – Banbury One-Handle Pullout, Chrome & Spot Resistant Stainless Steel
- *Standard Tub – One Piece Fiberglass Tub & Surround Insert
- *Upgraded Tub – Fiberglass Tub with Apron Front
- *Standard Shower Pan – Fiberglass Shower Pan
- *Upgraded Shower Pan – Tile Set Mosaic Shower Floor
- *Standard Tub/Shower Surround – Fiberglass Insert
- *Upgraded Tub/Shower Surround – CRAFT + MAIN – per plan, Tile
- *Standard Vanity Sink: Vitreous China Drop-in Oval
- *Upgraded Vanity Sink: Vitreous China Undermount Oval (Granite/Quartz)
- *Powder Pedestal – Gerber Maxwell
- *Standard Toilet: Gerber Maxwell 2 Piece Elongated
- *Upgraded Toilet: Gerber Maxwell 2 Piece Elongated Comfort Height
- *Washer Shutoff Box with Laundry Drain
- *Ice Maker Supply Line to Fridge Location with Shut Off
- *Exterior Hose Bibs – 1 included

Hardware

- *Standard Front Door Hardware: Harney Hardware Callista – Chrome, Satin Nickel, Venetian Bronze
- *Upgraded Front Door Hardware: Harney Hardware Callista Handleset – Chrome, Satin Nickel, Black, Venetian Bronze
- *Standard Interior Door Hardware: Kwikset Hancock Knob – Polished Chrome, Satin Nickel, Matte Black
- *Bath Hardware: Harney Austin – Chrome or Satin Nickel

Mirrors/Shower Doors

- *Standard Mirror: 36" Tall
- *Upgraded Mirror: Medicine Cabinet – surface or recessed, w/ or w/o light
- *Standard Shower Door: Clear Glass Enclosure with Frame – Chrome (Shower Only)
- *Upgraded Shower Door: Clear Glass Enclosure with Frame – Matte Black, Satin Nickel

Appliance Package

- *Standard Range: Whirlpool, GE, or Equal Black 30" Electric, 24" for 400 sf and smaller
- *Upgraded Range: Whirlpool, GE, or Equal Black 30" Gas, 24" for 400 sf and smaller
- *Standard Microhood: Whirlpool, GE, or Equal Black 30", 24" for 400 sf and smaller
- *Standard Dishwasher: Whirlpool, GE, or Equal 24" Black Resource-Efficient, optional in 400 sf and smaller.
- *Upgraded Refrigerator: 36" Whirlpool, GE, or Equal Black Side-by-Side with Water/Ice in Door, 30" in 400 sf and smaller, Per plan

Cabinets

- *Standard Cabinet: KCD Premier Shaker – White, Kodiak, Sand
- *Upgraded Cabinet: KCD Premier Brooklyn – Gray, Bright White, Slate, Midnight
- *Upgraded Cabinet Crown Molding – KCD 2" Cove Crown Molding

Countertops

- *Standard Countertops: (Level 1) 2cm Granite – New Caledonia, Valle Nevada
- *Upgraded Countertops: (Level 2) 3cm Granite – New Caledonia, Valle Nevada, Crema Atlantico
- *Upgraded Countertops: 2 cm Quartz – Frost, Steel, White Sand
- *Upgraded Countertops: Wilsonart Laminate
- *Standard Backsplash: 4" Backsplash with countertop material
- *Upgraded Backsplash: 3"x6" White Subway Tile

Floor Coverings

- *Standard Flooring: Johnson SPC – Coffee House throughout
- *Standard mech room – Stone-look sheet vinyl grey
- *Upgraded Flooring: Allwood Engineered