



Sledhaus Features

Exterior Finishes



Standard Horizontal Siding:

Fiber Cement Lap Siding w/ Board and Batten
Accent – Painted up to 2 Sherwin Williams Colors



Upgraded Vertical Siding:

Fiber Cement Board and Batten Siding throughout
– Painted up to 2 Sherwin Williams Colors



Upgrade Siding:

Horizontal Tongue & Groove
Rustic Cedar Siding



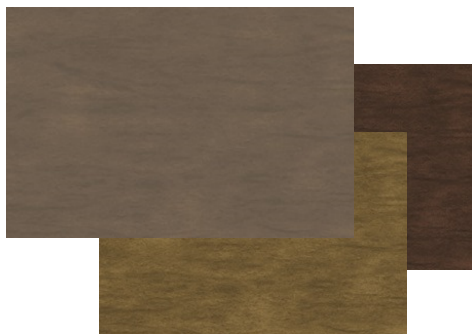
Upgrade Accent Siding:

Vertical Tongue & Groove
Rustic Cedar Siding



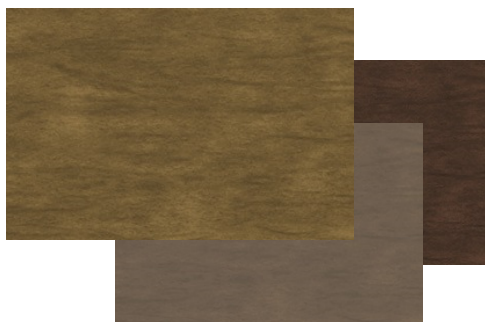
Upgraded Accent Siding:

Corrugated Metal Vertical Siding (Replaces Tongue & Groove accent siding. Must be selected when Corrugated Metal Roof option is selected)



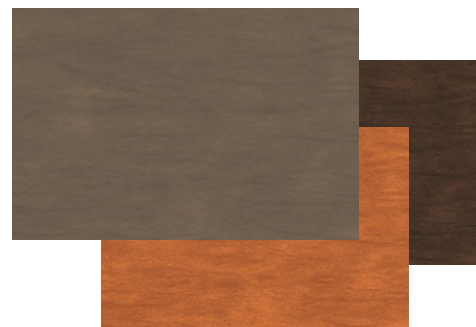
Color Option A:

Blue Shadow Body/Moss Olive Accent/
Charwood Trim



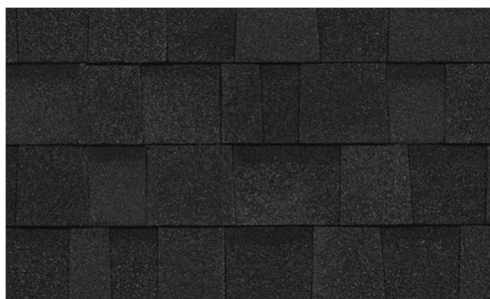
Color Option B:

Moss Olive Body/Blue Shadow Accent/
Charwood Trim



Color Option C:

Blue Shadow Body/Cider Mill Accent/
Charwood Trim



Standard Roofing:

Architectural Shingles, Weathered Wood or Black Color



Upgraded Roofing:

Standing Seam Metal Roofing - Black or Grey



Upgraded Roofing:

Corrugated Weathering Steel Metal Roofing (Must be selected when Corrugated Metal Siding option is selected)

Cabinets

Standard Cabinets:

KCD – Premier Series Stile and Rail

- High quality upper cabinet w/ optional under cabinet lighting
- Flush Panel or Stile and Rail cabinets w/ full Overlay Doors and Drawers
- Soft Closing doors and drawers



Shaker Espresso



Designer White



Brooklyn Modern Grey



Brooklyn Slate



Shaker Sand

Upgraded Cabinets:

Bellmont 1300 Series Laminate Doors – Flush Slab



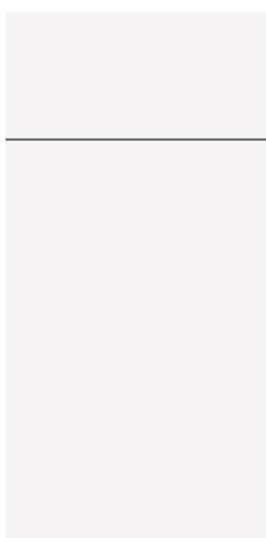
Horizon



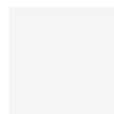
Grau



Frax



Tempo



Matte White



Matte Grey



Apex Matte Black



Sledhaus Features

Countertops



Standard Countertops: Granite countertops with square edge and 6" backsplash



Crema Atlantico



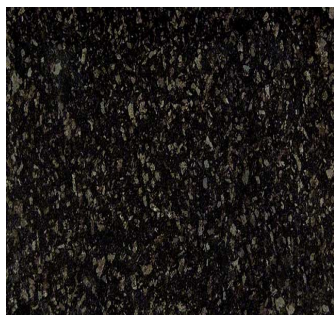
New Caldonia



Ashen



Upg - Black Pearl



Upg - Steel Gray



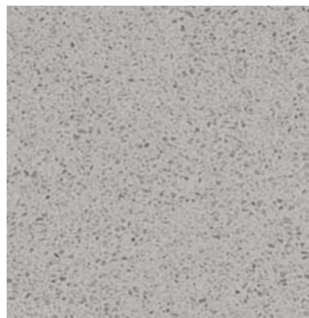
Upg - Giallo Ornamentale



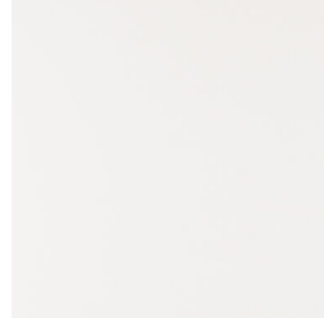
Upg 1 -Frost AZT



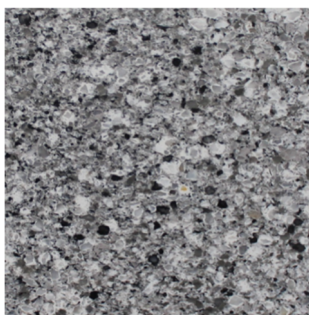
Upg 1 -Newport Sand



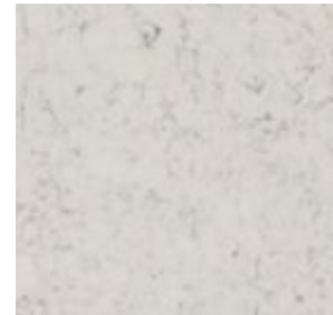
Upg 1 -Meridian Gray



Upg 2 -Arctic White

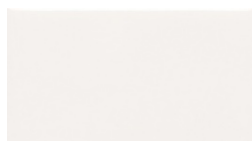


Upg 2 - Pearl Grey

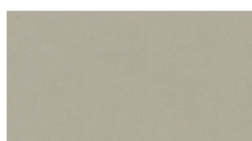


Upg 2 - Rocky Mountain

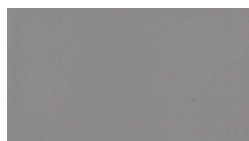
Upgraded Backsplash: 4" X 8" subway tile full-height backsplash



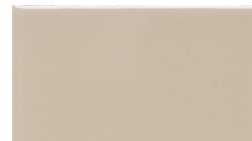
Arctic White Tile



Architectural Grey
Tile



Suede Grey Tile



Urban Putty Tile

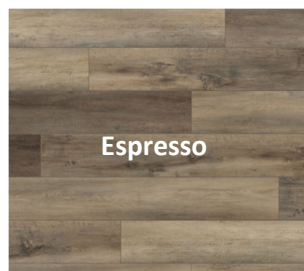


Sledhaus Features

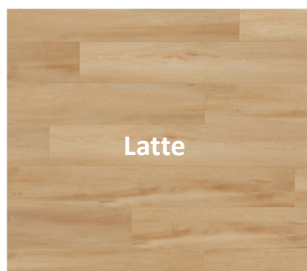


Flooring

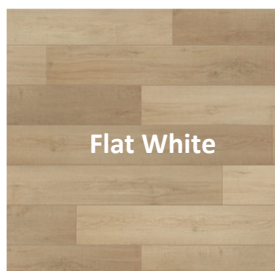
Standard Flooring: Johnson Coffee House SPC Plank - Throughout



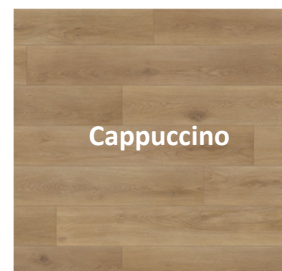
Espresso



Latte



Flat White



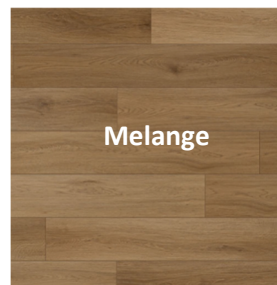
Cappuccino



Macchiato



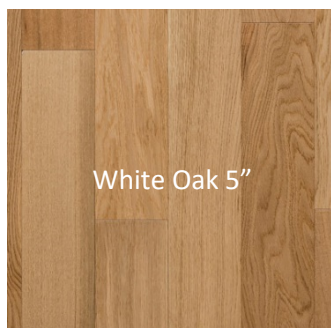
Cortado



Melange

Upgraded Flooring:

Engineered Wood Floor – Living, Kitchen, Hall, Bed



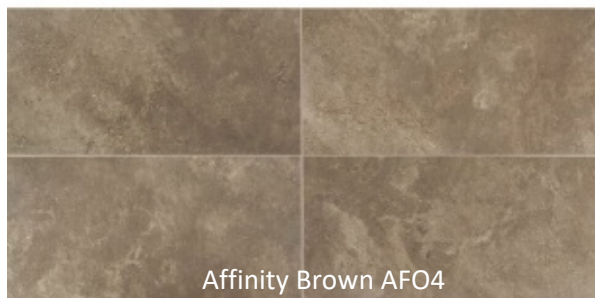
White Oak 5"



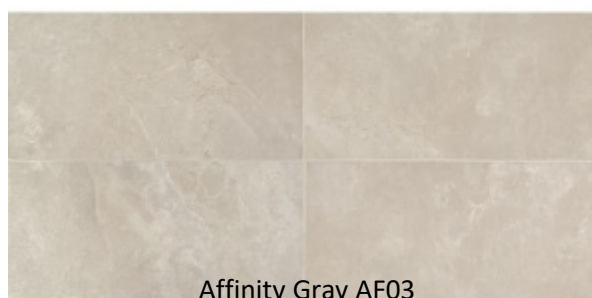
Scraped American Walnut 5"

Porcelain Tile:

12" X 24" Size Tile, Brick Lay – Bath floor only



Affinity Brown AFO4



Affinity Gray AF03

(For bathroom shower surround and optional bathroom floor when engineered wood floor upgrade is selected)

Plumbing Fixtures



Standard Faucet Collection:
Moen Align, Chrome Finish



Standard Stainless Steel Kitchen Sink:
ESI 31" double bowl, 8" deep square corners



Bath Vanity Top:
Granite or Quartz top to match kitchen with square edge and undermount rectangular sink bowl

Appliances



Range:
Gas / Electric freestanding w/ under oven broiler – black on stainless

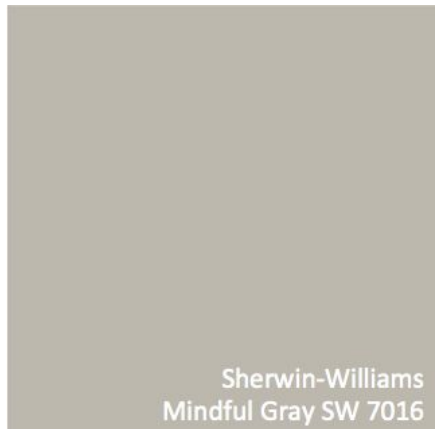
Microhood:
Black on stainless

Refrigerator (Optional):
33" wide side by side stainless steel – optional icemaker included.

Dishwasher (Optional):
Stainless steel front control

Additional Features

Paint Color:



Standard Bath Accessories:

Sleek Modern Bathroom Set
Chrome Finish



Bath Vanity Light Fixture:

LED with White Acrylic Lens, Polished Chrome Finish



Standard Doors/Trim:

- Paint grade full slab interior doors, painted Mindful Gray
- 4 ½" X ½" Modern Square Baseboard, painted Mindful Gray
- 3 ½" X ¾" Modern Square Door Casing, painted Mindful Gray

Upgraded Doors/Trim:

- Fir Doors – Recessed Single Panel, Walnut Stain
- 5 ½" X ½" Wood Grade Square Baseboard, Walnut Stain
- 3 ½" X ¾" Wood Grade Square Door Casing, Walnut stain

**Upgrade: Ceiling Fan
w/ Light Kit:**
LED light – black



Door Knobs:

Kwikset Milan, Iron Black Finish



Exterior Light Fixture:

Dark Sky fixture – black

Optional Fireplace:

Regency Classic Small Wood Stove





Sledhaus Features



FRAMING STRUCTURE

Floor System

- *Engineered rim joist with 9 ½" TJI engineered floor joists, 16" on center or engineered floor truss

- *Underlayment Sheeting of ¾" tongue-in-groove OSB, glued and nailed

Walls

- *2"x6" Exterior, 16" on Center

- *2"x4" Interior, 16" on Center, with 2"x6" interior plumbing walls

- *Exterior walls sheathed with 7/16" OSB sheathing, glued and nailed

- *Reinforcement blocking for towel bars, towel rings, toilet paper holders before sheet Rock

Insulation

- *Batt Insulation - R-38 Ceilings, R-19 Walls, R-30 Batt Floors.

Roof/Truss System

- *Engineered roof with 5/8" OSB sheathing to 30 lb. PSF Live load.

- *Pitch roof w/ eaves / overhangs per plan.

EXTERIOR FEATURES

Railings

- *none included

Decking

- *Trex over open frame deck- Color Woodland Brown

Vapor Barrier

- *Tyvek House Wrap - to seal out moisture infiltration while allowing structure to "Breathe"

Roof

- *Lifetime composition shingle roof

- *Eave venting as required by code

- *Drip Edge: Aluminum 90 degrees

- *Optional Metal Roof

Windows

- *Vinyl Framed Windows with Energy Efficient Low- E Glass

- *Styles are Horizontal Sliders or Fixed Picture (per plan)

- *Grey

Exterior Siding

- *Fiber Cement lap, board and batten or T&G cedar siding

- *Optional Weathering Steel siding at accent

Exterior Doors

- *Fiberglass Flush Panel Doors by Therma-Tru

- *Deadbolt & Locksets by Kwikset Milan Lever – Black Iron

SYSTEMS FEATURES

Plumbing

- *Pex water supply system, sized per home

- *Waste and Vent System: ABS or PVC

- *40 Gallon NG or LP or Electric Water Heaters

- *Standard Tub or Optional Shower pan w/ Tile walls & Glass Door

Electrical

- *Disc Lights throughout

- *Upgraded Lighting fixture in bath - Chrome Flush Mount Fixture

- *Arc Fault Protection in All Bedrooms

- *High quality copper wiring

- *Integrated Smoke and Carbon Monoxide Detectors throughout

- *Television (RG-6) and Phone jacks (Cat5E) in every bedrooms

- *50 amp electrical service options

Heating / Cooling

- *Electric Baseboard heaters

- Optional Heat pump w/ built-in AC

- *Main Gas Line Optional.- propane or NG

INTERIOR FEATURES

Drywall

- *5/8" Gypsum drywall at ceiling lids and walls, glued & screwed on ceilings and exterior walls, with Paperless Gypboard in wet areas

- *Nailed / screwed, taped, floated

- *Level 3 texture on Walls and Ceilings

- *Bullnose Corners

Interior Trim Carpentry

- *Masonite Solid Core Hardboard Flush Interior Doors– Paint Grade

- *Paint Grade - 3 1/2" x 3/4" Modern Square Door Casing

- *Stained Wood door and trim Options

- *Painted Wood Shelving

- *Optional T&G cedar wood paneling on interior walls and ceiling

- *Wood railing at loft by others onsite

Paint

- *Low VOC Acrylic, Single Tone, Satin Sheen Paint

Light Fixtures

- *Upgraded Light Fixtures

- *Kitchen: Disc lights

- *Loft; recessed lighting

- *Bathroom: LED vanity fixture

- *Bedrooms, Hallways, Living Room all other areas: recessed lighting

- *Exterior: Exterior Wall Mount Carriage Light

- *Optional Under cabinet lighting upgrade

- *Optional Ceiling Fan with Light Kit

Plumbing Fixtures

- *Kitchen, 31", 8" deep undermount square corner Stainless Steel double bowl Sink

- *Kitchen, Icemaker Line

- *Kitchen, Moen Align Faucet w/ Sprayer, Chrome Finish

- *Bathroom Shower with Tile Surround

- *Bathroom Shower Moen Align Collection, Chrome Finish

- *Bathroom Vanity Sink, Integrated Rectangular

- *Bathroom Vanity Faucet, Moen Align, Chrome Finish

- *Bathroom Toilet, 2 piece elongated bowl toilet

- *Washer Box in laundry

- *Floor drain at Washer

- *Exterior Hose Bibb

Hardware

- *Kwikset Milan Lever – Black Iron Finish, Square Escutcheon

- *Harney Westshore - Chrome Finish Towel bars and Toilet Paper Holders

Mirrors / Shower Doors

- *42" Tall Sheet ¼" Wall Mounted Mirror

- *82" Height Frameless 1/4" clear shower door w/ chrome – select w/ shower option

Appliance Package

- *Stainless Steel Electric Range w/ microhood

- *Stainless Steel Dishwasher (Optional)

- *Stainless Steel Refrigerator (Optional)

Cabinets

- *36" upper cabinet w/ light rail below

- *High Quality Stile and Rail or Flush Slab cabinets w/

- full Overlay Doors and Drawers

- *Stainless Steel Bar Pulls

- *Soft Close Doors and Drawers

Countertops

- *Granite Countertops with square edge in Kitchen, optional quartz upgrade

- *Granite Countertops with square edge and undermount rectangular vanity bowl

Floor coverings

- *Luxury Vinyl Plank Flooring throughout

- *Optional Porcelain Tile Flooring in Bath areas

- *Optional Wood Flooring in balance of house