



## DISTINCTIVE FEATURES

### Living Area

- ◆ Decorative Plant Shelves (Per Plan)
- ◆ Volume Ceilings For Added Spaciousness
- ◆ Gas Fireplace -Wood Mantel - Tile Surround & Fan
- ◆ Designer Selected Carpeting , Laminate & No Wax Vinyl Flooring
- ◆ Pre-Wired For Cable Television And Telephone In Master Bedroom And Living area
- ◆ Rounded Sheetrock Corners
- ◆ Central Heating (Forced Air Gas Furnace)
- ◆ White Painted Elite Doors
- ◆ Ceiling Fan with Light in Living Area (Per Plan)
- ◆ Decorative Stair Casings (Per Plan)
- ◆ Designer Selected Lighting throughout

### Creative Kitchens & Dining areas

- ◆ Decorative Quartz or Granite Kitchen Counter Tops with Tile Backsplash
- ◆ Stainless Steel Ceramic Top Electric Range / Oven
- ◆ Stainless Steel Microwave Hood With Fan
- ◆ Stainless Steel Dishwasher
- ◆ Fashionable Kitchen Cabinetry
- ◆ Breakfast Islands (Per Plan)
- ◆ Waste Disposal System
- ◆ Double Compartment Sinks
- ◆ Pantry Storage (Per Plan)
- ◆ Pre-Plumbed For Automatic Ice Maker
- ◆ Designer selected Laminate flooring (with wood like colors & patterns)
- ◆ Designer Selected Recessed Lighting

### Master Bathrooms & Guest Bathrooms

- ◆ Fashionable Bathroom Cabinetry
- ◆ Attractive Chrome Hardware
- ◆ Designer Selected Ceramic Tile Counters with Tile Backsplash
- ◆ Designer Selected Lighting
- ◆ No-Wax Vinyl Flooring
- ◆ Separate soaking tub in Master Bath (Per Plan)
- ◆ Separate Stall Shower with Glass Door in Master Bath
- ◆ Master Bath Dual Vanity Sinks (Per Plan)
- ◆ Fiberglass combination Tub/Shower Hall Baths

### Other Standard Amenities

- ◆ Pre-Wired for Central Air Conditioning
- ◆ Inside Laundry room with wire shelving
- ◆ Complete Rear Yard Fencing With One Side Gate (some Lots)
- ◆ Standard 3rd Car Garage (some plans)
- ◆ Insulated Steel-Paneled Garage Door (Pre-wired for door opener)
- ◆ Exposed Aggregate Driveway & Concrete Areas
- ◆ Energy-Efficient Dual Pane Low-E Windows - Vented with Fresh Air Exhaust Fan
- ◆ Screens On All Opening Windows
- ◆ Fully Insulated Exterior Walls And Ceilings
- ◆ Glass Sliders To Rear Yard (Per Plan)
- ◆ Gas Water Heater (50 gal)
- ◆ Quality Concrete Siding with 25 Year Limited Warranty
- ◆ Architectural Asphalt Shingle Roofing with manufacturers Limited Life Time Warranty
- ◆ Full Gutters
- ◆ Decorative Fiberglass Entry Doors
- ◆ Dead Bolt Security Locks - Smoke & CO Detectors
- ◆ Chrome Hardware
- ◆ Country Porch (Per Plan)
- ◆ Front Yard Landscaping With Sprinklers & Timer
- ◆ Rear Yard Patio (Per Plan)
- ◆ Two Decorator Selected Exterior Garage Lights

### Available Optional Features

- ◆ Glass Tub/ Shower Enclosures
- ◆ Upgraded Flooring & Countertops
- ◆ Ceiling Fans (available in some rooms)
- ◆ Central Air-Conditioning
- ◆ Kitchen Decorative Glass Pantry Door
- ◆ Extended Patio Areas
- ◆ Garage Door Opener with 1 remote
- ◆ Garage Door Windows & Grids
- ◆ Side Garage Door
- ◆ Upgraded Kitchen Appliances
- ◆ Under Counter mounted Kitchen Sink
- ◆ Laundry Cabinet upgrade

### Included Home Warranties

1. Pacific Edge Development "Builder One Year Home Limited Warranty"
2. 2-10 Home Buyers Warranty
3. Architectural Asphalt Shingle Roofing - Manufacturers Limited Lifetime Warranty
4. Cemplanck Lap Siding -25 Year Manufacturers Limited Warranty
5. Cascade Windows—Lifetime Limited Manufacturers Warranty

Pacific Edge Development . . . constantly strives to improve their products, therefore, pricing, specifications, design, manufactures and features may vary per plan and are subject to change without notice. The home's stage of construction will determine the options that may be available to you. Please consult with our Pacific Edge Development Representative.

Rv. 7/13/18



**PACIFIC EDGE DEVELOPMENT**

CCB#0035055

REAL ESTATE DEVELOPMENT / PROPERTY MANAGEMENT

[TWINMEADOWSESTATES.COM](http://TWINMEADOWSESTATES.COM)



MOUNTAIN WEST  
REAL ESTATE, INC.

**Chris Forrette**

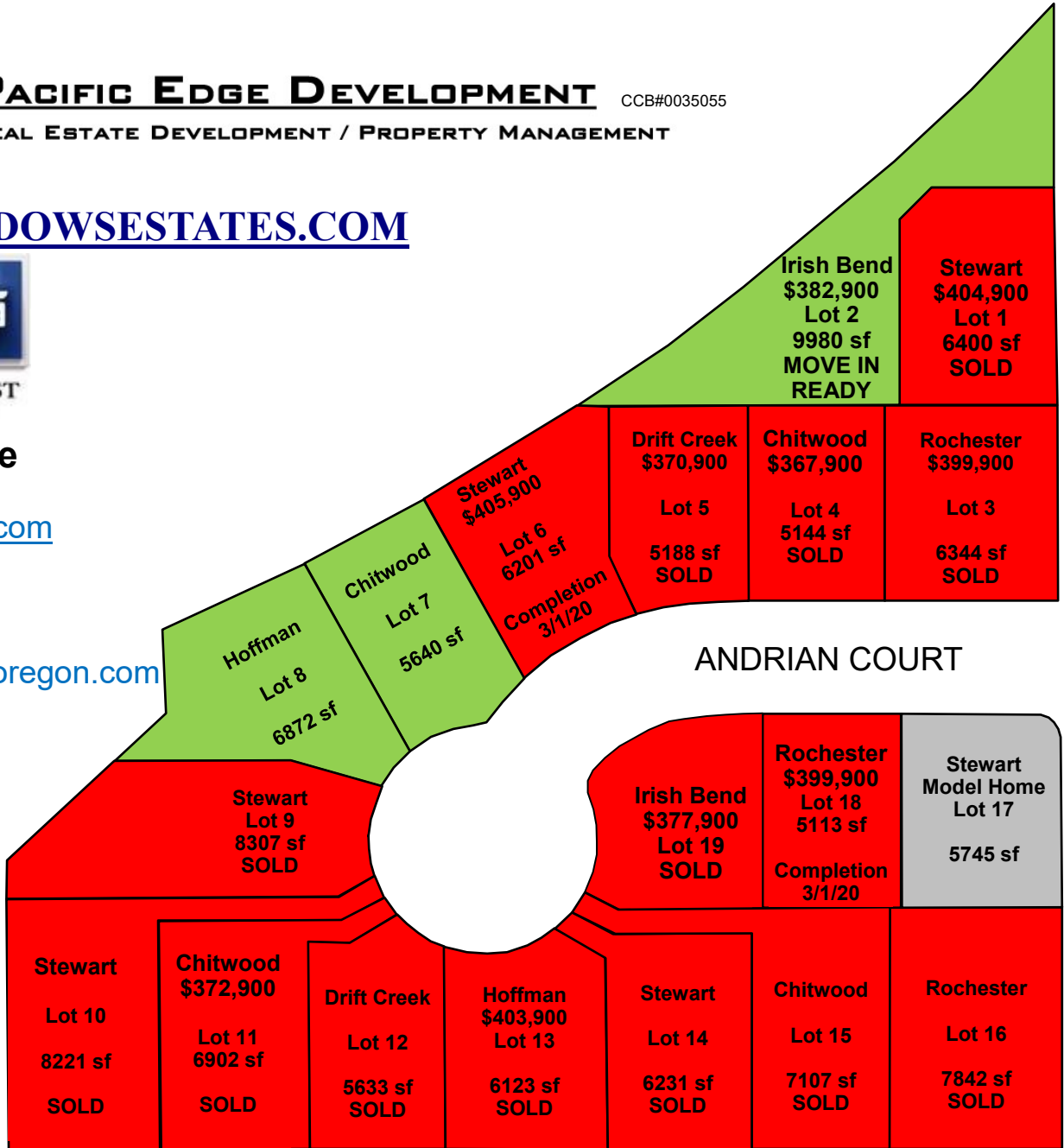
503-409-3542

[c4rette@gmail.com](mailto:c4rette@gmail.com)

**Julie Rogers**

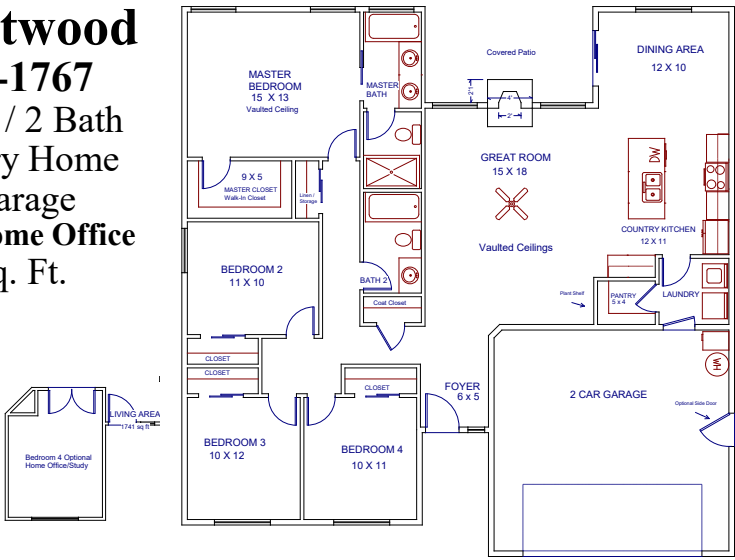
503-551-5267

[julierogers@cboregon.com](mailto:julierogers@cboregon.com)





**The Chitwood**  
**Plan C-1767**  
4 Bedroom / 2 Bath  
Single Story Home  
2 Car Garage  
\*Optional Home Office  
1767 Sq. Ft.

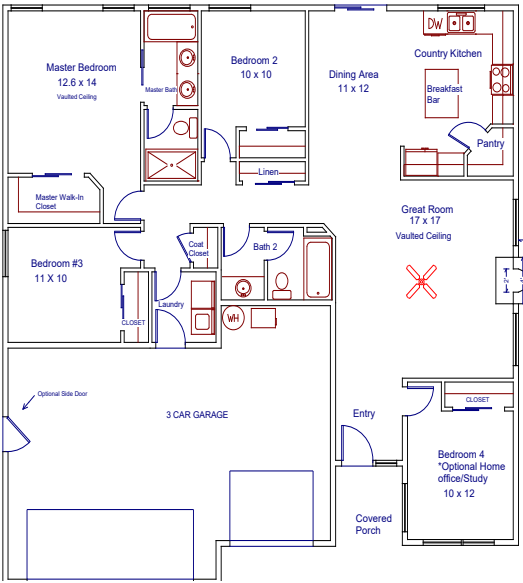
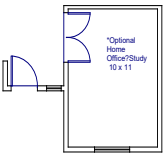


Front Elevation C1



Front Elevation C2

**The Drift Creek**  
**Plan B-1700**  
4 Bedroom / 2 Bath  
\*Optional Home Office  
3 Car Garage  
Single Story Home  
1700 Sq. Ft.

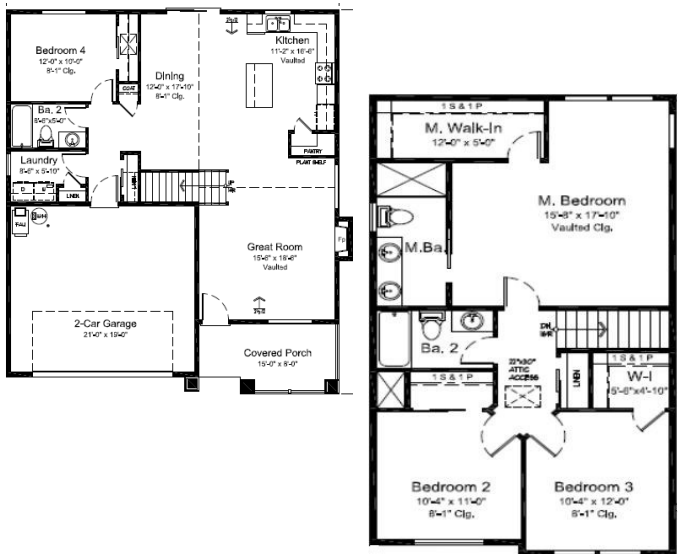


Front Elevation B1



Front Elevation B2

**The Irish Bend**  
**Plan IB-1955**  
4 Bedroom / 3 Baths  
2 Story Home  
2 Car Garage  
1955 Sqft

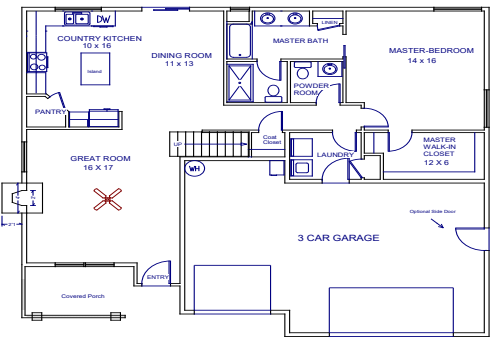


Front Elevation IB1

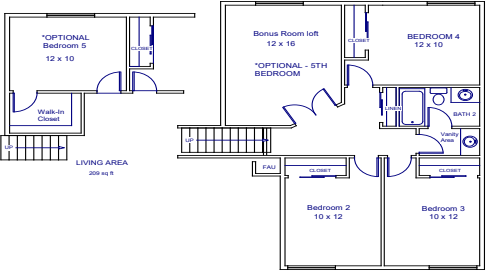


Front Elevation IB2

**The Rochester**  
**Plan E-2213**  
4 Bedroom / 2.5 Baths  
2 Story Home  
3 Car Garage  
\*Optional 5th Bedroom  
Master on the Main  
2213 Sqft

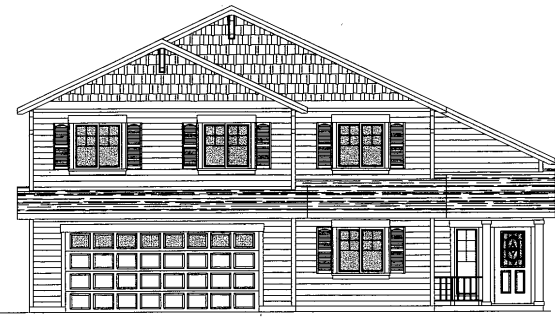
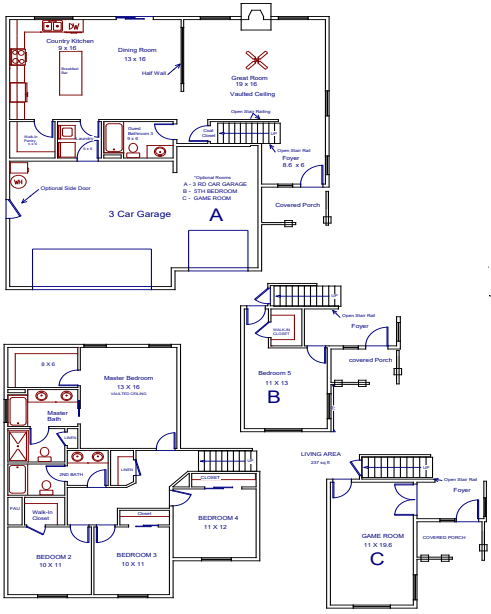


Front Elevation E1

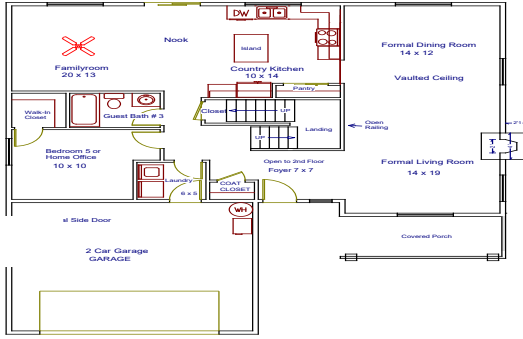


Front Elevation E2

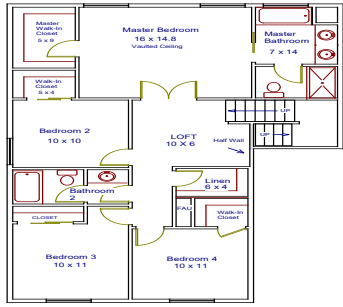
**The Stewart**  
**Plan F-2402**  
4 Bedroom / 3 Bath  
2 Car Garage  
2 Story Home  
\*Optional 5th Bedroom (B)  
or Bonus Room (C)  
2402 Sq. Ft.



**The Hoffman**  
**Plan G-2492**  
5 Bedroom / 3 Bath  
2 Story Home  
2 Car Garage  
\*Optional Home Office  
2492 Sq. Ft.



Front Elevation G1



Front Elevation G2