



Standard Features in NorthWest Crossing

Interior Features:

- 9 ft ceilings on main level
- Brushed nickel door handles
- Heat & Glo® energy efficient gas fireplace with slate surround & hearth
- Custom bookshelf/entertainment built-ins surrounding fireplace
- Mini bull nose drywall corners
- Slate entry
- Window sills with aprons
- Nickel cabinet hardware & lighting package
- Hickory or Alder wood cabinets
- High grade continuous loop carpet
- Cable outlets in living room and all bedrooms
- Phone outlets located in living room, kitchen and all bedrooms
- White décor light switches
- Wire shelving in closets & pantry
- Two panel doors with chrome hinges & doorstops
- Generous use of recessed lighting
- All openings wrapped with trim
- Chrome bathroom fixtures
- Custom painted millwork

Kitchen & Dining Room Features:

- Tile counters & full tile or slate backsplash
- Birch hardwood flooring in the kitchen & dining room
- Double bay stainless steel sink
- Moen® chrome faucet with sprayer
- Amana® stainless steel microwave w/vent hood
- Amana® stainless steel self-cleaning gas range
- Energy Star® qualified dishwasher
- 1/2 horsepower garbage disposal
- Icemaker plumbed for hookup
- Recessed lights in kitchen ceiling with 2 pendants over kitchen island (per plan)

Exterior Features:

- Hardi Plank® siding with shingle or stone accents
- 36" Craftsman style fir entry door with top lite windows
- Black 30-year architectural composition roof
- Ridge vent system
- Double wall construction
- Typar® house wrap, all windows and openings

- Custom exterior lighting packages
- Professionally designed full yard landscaping with sprinklers and controller
- Full cedar fenced yards
- Large covered cedar front porch & covered cedar rear patio (per plan)
- Hose bibs - 2 front & back
- Window grids on all windows

Energy Saving & Healthy Air Features:



- Earth Advantage® & Energy Star® certified
- Natural linoleum (Marmoleum®) flooring in baths & utility room
- Low VOC latex paint
- 93% efficient gas furnace
- High efficiency gas hot water heater
- Whole house ventilation system
- Energy Star® high efficiency vinyl windows
- Ductwork design & seal
- Sealed gas fireplace with electronic ignition
- *(more on reverse)*





Standard Features in NorthWest Crossing

Master Bedroom Suites:

- Spacious walk-in closet
- Full tile shower w/ glass door
- Luxury rain shower feature
- Tile counters w/tile backsplash
- Dual sink vanity
- Natural linoleum (Marmoleum®) flooring

Guest Bathroom:

- Chrome faucets
- 60" tub / shower combo
- Laminate counters w/tile backsplash
- Natural linoleum (Marmoleum®) flooring
- Pedestal sink (half bath only)

Additional Features:

- 93% efficient gas furnace
- Energy efficient quick recovery gas hot water heater
- 220v dryer hookup
- Wirsbo® plumbing
- 200 AMP electrical service
- Performance plus builders 1 year warranty
- 2/10 Warranty® (2 years mechanical/ 10 year structural)
- Garage door opener w/remotes
- Triad Homes warranty department

Schools: www.bend.k12.or.us

- Elementary: High Lakes
- Jr. High: Cascade
- Sr. High: Summit

2009 Tour Of Homes Upgrades:

- Full wrap windows in great room and kitchen (sill & apron standard)
- Stain grade doors (paint grade standard)
- Air conditioning
- Stain grade built-ins & mantle (paint grade standard)
- Granite slab kitchen island (tile standard)
- Kitchenaid appliances with refrigerator (Amana standard)
- Stain grade wood wrap mirrors
- Master bath alcove built-ins
- Accent walls
- Maple hardwood floors (Birch standard)
- All tile upgraded
- All plumbing fixtures upgraded
- All light fixtures upgraded
- Stamped/stained concrete (broom finish standard)
- Wool carpet

