



GRAMERCY HEIGHTS

Just west of Overland/ Eagle Rd in Meridian, ID

BRAD MINASIAN (208) 866-3254

STANDARD INCLUDED FEATURES

- Alder or beech cabinets with stain
- Euro style frameless cabinets
- Staggered cabinet uppers with 4" bump and crown trim
- Whirlpool stainless steel appliances (range, microwave, and dishwasher)
- Stainless steel kitchen sink with disposal
- Granite/ quartz countertops in kitchen
- Laminate countertop in bathrooms and laundry room
- Wood laminate flooring in kitchen, dining room, hall, and entry
- Carpet in bedrooms, family room, den, and stairs
- Tile backsplashes in kitchen and bathrooms
- Tile flooring in master bathroom
- Vinyl flooring in laundry room and secondary bathrooms
- Tile walls in master shower, glass door, and fiberglass shower pan
- Fiberglass master bath tub with tiled face and deck
- Ceiling fans in master bedroom and family room; pre-wired on patio
- Brushed nickel or oil-rubbed bronze lighting fixtures and door hardware
- Chrome plumbing faucets in bathrooms
- Full wood wrapped windows inside the house
- 6" baseboards; 4" door casings; 5 1/4" MDF headers
- Chair rail trim in den
- Hand-textured walls with square corners
- 9' ceilings on main level; 8' ceilings on secondary floors
- 6'8" doors
- Sherwin Williams interior paint with eggshell or satin sheen
- Gas fireplace with stone or tile surround/hearth and MDF mantle
- 16" on-center wall studs; 2x6 exterior wall framing
- 30-year architectural shingles
- Gable style roof
- TruWood 5" Cottage lap siding with cultured stone or brick accent
- 8' garage doors with automatic garage door openers and keypad
- Man door in garage
- Covered patio
- Front and back yard landscaping including sprinkler system, sod, shrubs, one tree, and decorative rock

ENERGY EFFICIENT CONSTRUCTION

- Energy Star rated appliances and fans
- High efficiency windows with 0.30 U-factor
- Water heater 0.59 EF
- Gas furnace (90% efficient)
- A/C unit 13 SEER
- Low-flow water-efficient kitchen sink, shower heads, and bathroom faucets
- Enhanced Insulation in exterior walls (R-21), ceilings (R-38), and floor (R-30); R-10 insulation in garage walls and ceiling

AVAILABLE OPTIONS AND UPGRADES

- Painted cabinets
- Soft-close drawers
- Tall upper kitchen cabinets with glass windows in cabinets
- Double wall oven
- KitchenAid stainless steel appliances
- Under-mount lighting in kitchen
- Walk-in shower
- Built-in entertainment center
- Crown molding
- Coffered ceilings
- Wainscoting
- 8' doors
- Wrought iron stair railing
- Step-less entry into the house and/or showers
- Utility sink
- Under-mount sinks in bathrooms
- Smart thermostat
- Sound-insulated walls
- Painted garage walls
- Stucco exterior
- Hipped style roof
- Fence and gate
- Concrete landscape curbing
- Retaining wall
- Lot premium for large or view lot
- Other options available by request

• Effective as of 11/1/2017

• All features are subject to change without notice.