



COTTONWOOD & COASTAL

Standard Model Features – 10-2-2023

GENERAL CONSTRUCTION

• Insulation	R21 ceiling, R11 sidewalls, R11 floors
• Windows	Vinyl frame, dual glazed, argon gas-filled. Glass is low-E coated.
• Floor Joists	2 x 6 16" O.C.
• Exterior Siding	LP Smart Panel
• Sidewall Construction	2 X 4 at 16" O.C.
• Roof Load	30 pound with trusses 24" on center
• Exterior Window Trim Material	Fiber cement
• Fire Extinguisher	Standard – wall mounted per print
• Front Entry Door	36" fiberglass hinged door, or 6' SGD- varies by plan. See print.
• Utility Door (if applicable)	Varies by print- see plan
• Shingles	Architectural shingles
• Eaves & Overhang	12" hitch end overhang. 6" sidewall eave. Flush rear end. Note: Eave and overhang dimensions vary by model and are reduced by standard or optional bay windows, box windows or other floor plan features. See print.
• Porches	NOTE: Porches are not available on some models
• Hitch-End Exterior Bay Window Trim	Painted trim color

INTERIOR

• Window Sills	White panel surrounds with white trim on sides and tops. Bottom sill is bullnose white MDF.
• Bedroom Closet	White raised panel sliding doors, wire wardrobe shelves. Models w/ bedroom closet under a loft will get mirrored wardrobe doors.
• Closet & Pantry Shelves	Wire
• Wall & Ceiling Finish	Taped and textured drywall finish throughout. Ceiling to wall transition is caulked.
• Stairway Design on Loft Model	Closed treads- stairs carpeted
• Carpet & Carpet Pad	16 oz. carpet & 3/8" 4# rebond carpet pad
• Sheet Vinyl Floor Covering (lino)	Installed in kitchen, bath, and hall. Dining area varies per floor plan.
• Baseboard Molding	3-1/4" in sheet vinyl areas. Optional in all other areas.
• Interior Doors	White raised 2 panel
• Door Stops	None
• Door Handles	Round brush nickel
• Door Trim	2 1/4" white waterfall

LIGHTING/ELECTRICAL

• Living Room	Switched receptacle
• Dining Room	Recessed LED can light
• Bedroom	Switched recept
• Rear Entry Hall	Recessed LED can light
• Kitchen	Recessed LED can lights
• Front Door	Black square die-cast light
• Back Door	Black square die-cast light

• Bathroom	Recessed LED can light
• Electrical Service	Exterior 50-amp w/pigtail. 100-amp optional and does not come with a pigtail - must be hard wired
• TV Rough-In	Optional
• Exterior GFI Electrical Outlet	1 standard at back door

CABINETS

• Cabinet Type	Knotty Alder face frame w/Knotty Alder doors and hidden hinges
• Kitchen Overhead Cabinets	30" tall with 1 adjustable shelf
• Hardware T/O	Brushed nickel round knobs on cabinet doors and drawers
• Refer Overhead	Shelf only. Overhead cab optional on non-loft models
• Bathroom	Knotty Alder face frame w/Knotty Alder doors and hidden hinges
• Bath Medicine Cabinet	Optional
• Kitchen Drawers	1 Bank of drawers per plan
• Cabinet Crown Molding	Standard
• Backsplash	Laminate
• Countertops & Edges	Laminate

PLUMBING

• Bath Tub/Shower	54" fiberglass tub/shower
• Bath Sink	China
• Bath Sink & Faucet	Single-lever brushed nickel finish
• Bathroom Mirrors	Size and type varies per bath design
• Towel Bar/Tissue Holders	Optional
• Kitchen Sink	8" deep stainless steel
• Kitchen Faucet	Single lever with pull-out side sprayer
• Plumb for Washer & Dryer	Optional. Not available on all models. May require upgrading to 100 amp electrical panel.
• Shut-Off Valves	Optional
• Exterior Water Faucet	Optional
• Heating System	Electric baseboard heaters. Location and size vary by model. Bath heating varies by model. See prints. Propane furnace and ducts optional.
• Water Heater	20-gallon electric. 40 gallon gas optional on some plans - will not fit in all models. Not available on DU12351L (loft model).

WINDOW TREATMENT

• Living Room, Dining Room, Bedroom & Kitchen	Wood cornice board (matches cabinets) with no fabric. Mini blinds optional.
• Sliding Glass Door	Wood cornice board if in living room or dining room

APPLIANCES

• Refrigerator	18 cu ft
• Range	30" propane range
• Dishwasher	Optional - NOTE DU12351L TAKES 18" DISHWASHER ONLY
• Microwave	Optional