



337 Telluride Drive, Windsor CO 80550

This new home comes with an abundance of inclusions that other builders charge extra.

Kitchen & Dining Area

- Open design with bar top seating large enough for 5
- Granite countertops and full tile backsplash
- Appliance Allowance - \$4500 for buyer selection
 - Designed for Double Oven and Gas Cooktop, Dishwasher, Refrigerator, Built-In Microwave
- Large walk-in pantry with specialty canned good shelving
- Kitchen cabinets with cityscape uppers and crown molding with cabinet knobs and pulls installed
- Stainless steel under mount sinks in kitchen and laundry
- Under cabinet lighting
- Real Oak wood floors (finished on site – not prefinished) with 3", 4" & 5" mixture
- Open formal dining room
- Vaulted ceilings with LED can lights
- Pendant lighting above bar top seating with LED bulbs

Living Room/Great Room

- Vaulted ceiling with LED can lights and ceiling fan
- Gas fireplace with stone surround and custom knotty alder wood mantel
- Two TV/Phone outlets
- Oak wood flooring
- French doors to backyard with tile threshold

Master Suite

- 9' ceilings
- LED can lights and ceiling fan
- Bedside light switches (so you can turn off light while lying in bed)
- TV/Phone outlet with
- Door from bedroom to bath (less disturbance to spouse that may sleep later)
- Tall double sink vanity with four drawers
- Granite countertops with under mount square sinks with waterfall faucets
- Large walk-in shower with poured pan and tile floors (designed so that door is not needed) with a granite curb; 12x24 tile and beautiful tile waterfall accent inlay
- Large walk in closet with built-in shelving and laundry baskets to maximum storage and direct access to laundry room with barn door entrance.

- Private commode with barn door
- Tile floors in bathroom, carpet in bedroom and closet

Garage

- Tall ceilings, Insulated and drywall finished
- Insulated 8' tall garage doors with openers included and keypad entrance
- Side service door

Mudroom/Laundry Room

- Mudroom between garage and kitchen
- Deep under mount utility sink with faucet and granite countertop
- Cabinets below sink and above washer
- Tile floors
- Great space to add benches, shelving, coat storage
- LED can lights
- Plus a barn door covered opening with direct access right into master closet (don't have to walk through entire house to get into your bathroom)

Bedrooms and 2nd Bath

- 9' ceilings
- TV/Phone outlets in each bedroom
- Large closets with additional shelving built-in for usable storage space
- Lights in closets
- Carpet in bedrooms
- Tile floors and tub tile surround in bathroom
- Granite countertop with double vanity under mount square sinks
- Full tub/shower in bath
- LED light bulbs

Other Features

- Tan clad vinyl windows jammed out and cased with painted wood work
- 92% high efficiency furnace
- 50 gallon hot water heater
- Air conditioning included
- Painted trim including 6" base and 4" casing with painted doors
- Upgraded hinged French patio doors
- Full unfinished basement with passive radon system
- Rough-in for future bathroom in basement
- Hand trowel drywall finish
- Custom welded and powder coated open rail
- LED carriage lights on front exterior of home
- Exterior LED soffit lights on back patio
- 4000 psi concrete on driveway and patios (better with freeze/thaw cycles)
- Outlet in the roof soffit for Christmas lights with a switch to control them in coat closet.