



Quality Builder Features

The Durand | #7, 8, 18 | River Ridge Court | \$825,000

First Floor

Kitchen | 12x22.11

9' ceiling height to beams
Beamed ceiling with wood panel inserts
Recessed lighting
5" wideboard flooring
Solid wood cabinets, glass door fronts
Granite allowance or as seen
Appliance allowance or as seen
12' island

Living Room | 16.7x23.11

5" wideboard flooring
9' ceiling height to beams
Beamed ceiling with wood panel inserts
Recessed lighting
Single French door to deck
12 x23 Ipe Brazilian wood deck (approximate size)

Half Bath | 5.8x6.1

12x24 tiled flooring

Dining Room | 11.8x15.5

9' ceiling height to beams
Beamed ceiling with wood panel inserts
5" wideboard flooring
Double door entry
Recessed lighting

Second Floor

Master Bedroom | 16.11x16.2

5" wideboard flooring
Beamed and cathedral ceiling

Loft in Master | 19.5x25.11

Stairs to loft with closet and half bath
Recessed lighting

Master Closet | 3.9x6.6

Master Bath | 6.5x11.6

24x24 tiled flooring
Tiled shower with bench
Beamed ceiling with wood panel inserts

Front Bedroom | 9.3x15

5" wideboard flooring
Beamed ceiling with wood panel inserts
Single door closet
Recessed lighting

Middle Bedroom | 10.3x11.7

5" wideboard flooring
Beamed ceiling with raw wood panels between
Double door closet
Recessed lighting

Hall Bath | 8.3x9.1

12x24 ceramic tiled flooring
Tiled tub/shower

Additional

3 bedrooms, 2 full and 2 half baths
Fujitsu heating and air conditioning units
Natural gas
Central vacuum
Sprinkler system
9' ceiling height
3" thick cut timber stairs to second floor
Second floor hall linen closet
2-panel solid wood doors
Recessed lighting throughout
Mahogany front door
Front entry hall closet
Laundry in second floor hall closet
200 amp
Garage 20.3x27.9 with opener
Storage room in garages, 9.5x16.2
Hardie board and brick siding
Poured concrete front porch
Gazebo on premise
Mountain and river views

For further details and information, please call Michele Rios, Associate Real Estate Broker | River Ridge Sales Manager

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Any omissions in the plans and specifications shall be left to the discretion of seller. Seller shall have the right to substitute material, equipment and fixtures of similar or equal quality. Subject to change without notice. Effective 4/14/2020



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