

NEVADA RIDGE

AT MT. CRESTED BUTTE

The Lupine at NEVADA RIDGE is a Multi level, 3 bedroom, 3 ½ bath paired residence featuring approximately 2990 finished interior square feet, two 185 square foot porches, a 100 square foot deck, a hot tub patio, ample storage space and a 375 square foot garage. This allows for a formal entrance & foyer; a grand living room with a stone fireplace; a designer appointed kitchen, formal dining room, breakfast or informal dining area; a formal powder room; a full 2nd suite with a full bath & his and her vanities; a Masters suite with full his & her closets, a fireplace, a master bath that has his and her vanities, spa sized soaking tub, shower and enclosed water closet. Also, there is a bunkroom or entertainment room in the lower level as well as a 3rd full suite.

The Columbine at NEVADA RIDGE is a Multi level, 4 bedroom, 4 bath paired residence featuring approximately 2930 finished interior square feet, two 100 square foot porches, a 200 square foot deck, a hot tub patio, ample storage space and a 385 square foot garage. This allows for a formal entrance & foyer; a grand living room with a stone fireplace; a designer appointed kitchen, formal dining room, breakfast or informal dining area; a formal mud room; two full 2nd suites with a full bath & his and her vanities; a Masters suite with full his & her closets, a fireplace, a master bath that has his and her vanities, spa sized soaking tub, shower and enclosed water closet. Also, there is a western facing patio in the lower level off of one of the suites.

The Base Price includes the above plus the following standard specifications.

INTERIOR SPECIFICATIONS

ENTRY:

Flooring Material: Mini Carden Flagstone IFCFLAGGS

Baseboard: 1x8 Stain Grade Wood

Wainscoting: 48" High Stain Grade Beadboard

Wall Material above Wainscoting: Smooth Sheetrock

LIVING ROOM AND DINING AREA:

Flooring Material: Palo Duro Random Width Walnut Wood Planks

Baseboard: 1x8 Stain Grade Wood

Wainscoting: 48" High Stain Grade Beadboard

Wall Material above Wainscoting: Smooth Sheetrock

Ceiling: Stain Grade Douglas Fir Beams

Stone Fireplace Surround and Hearth: Mini Carden Flagstone IFCFLAGGS

Gas Fireplace: Golden Blount

Fireplace Mantel: Reclaimed Beam

Solid Wood Built-In Cabinetry and entertainment Center

Dining Chandelier: Linear Branched Chandelier in Bronze Finish

KITCHEN:

Flooring Material: Palo Duro Random Width Walnut Wood Planks

Paint Grade Cabinetry: Manchester Door Style in Driftwood Finish

Island Countertop: Polished Alaskan White 3cm Granite Slab

Perimeter Countertop: Honed Absolute Black 3cm Granite Slab

Backsplash: Mini Carden Flagstone IFCFLAGGS

Faucet and Side Spray: Kohler Essex Faucet in Bronze Finish #K-8762-BX

Farmhouse Sink: Kohler Dickinson Sink in Biscuit Finish #K-6546-4U-96

Instant Water Heater

Wall Material: Smooth Sheetrock

Ceiling: Stain Grade Douglas Fir Beams

Island Lighting: Oggetti Fantasia Belle Black Ribbon Glass Pendants

Kitchen Appliances: 36" Wolf Hood in Stainless Finish

30" Wolf Dual Fuel Range in Stainless Finish #DF304

36" Sub-Zero Refrigerator/Freezer in Stainless Finish #736TCI

24" Bosch Dishwasher in Stainless Finish #SHX43CO

30" Sharp Microwave Drawer in Stainless Finish #KB-6025MS

POWDER BATH:

Flooring Material: Mini Carden Flagstone #IFCFLAGGS

Baseboard: 1x8 Stain Grade Wood

Wainscoting: 42" High Rustic Corrugated Metal

Lavatory Faucet: Kohler Margaux Fixture in Polished Nickel #K-16230-4-SN

Lavatory: Kohler Camber Self-Rimming Sink in Biscuit #K-2282-1-96

Lavatory Console: Kohler Camber Table in Black Forest Finish #K-3002-F2

Toilet: Kohler Pinoir Comfort Height in Biscuit Finish #K-3465-96

Lighting: Kate Trio Pendant in Polished Nickel and Ivory/Mocha/Chocolate Shades

LAUNDRY ROOM:

Flooring Material: 13x13 Maya Avoria Porcelain Tile #TF-73

Paint Grade Cabinetry: Tahoe Door Style in Driftwood Finish

Countertop and Backsplash: Polished Sea Fossil 3cm Natural Stone Slab

Utility Faucet: Kohler Coralais Fixture in Polished Chrome Finish #K-15270-4-CP

Utility Sink: Kohler Park Falls Self-Rimming Fixture in Biscuit Finish #K-6580-2-96

Washer: Whirlpool Super Capacity in Biscuit Finish #WTW5500ST

Dryer: Whirlpool Electric Super Capacity in Biscuit Finish #WED5300ST

ENTERTAINMENT ROOM AND GUEST BEDROOM:

Flooring Material: Carpeting

Baseboard: 1x8 Stain Grade Wood

Wall Material: Smooth Sheetrock

Lighting: Recessed incandescent lighting

ENTERTAINMENT/GUEST BATHROOM:

Flooring Material: 12x12 Soleil Linen Porcelain Tile TF-40

Floor Insert Material: Tumbled Stone and Glass/Stone Mosaic #72

Tile Wainscot: 36" High Soleil Linen 12x12 Tiles #TF-40 with a 6" High Glass/Stone 1x1 Tile Cap #72

Stain Grade Cabinetry: Tahoe Door Style in Light Amber Finish

Countertop: Polished Noce 3cm Travertine Slab

Vanity Backsplash: 6" High Strip of 1x1 Glass/Stone Mosaic #72

Lavatory Faucet: Kohler Pinstripe Pure in Polished Nickel Finish #K-13132-4A-SN

Lavatory: Kohler Ladena Sink in Biscuit Finish #K-2214-96

Instant Water Heater

Tub/Shower Walls: 12x12 Soleil Linen Porcelain Tile #TF-40 with a 6" High Strip of Glass/Stone Mosaic at 36" above the finished floor

Tub/Shower Faucet: Kohler Pinstripe Pure in Polished Nickel Finish #K-T13133-4A-SN
Drop-In Tub: Kohler Hourglass 30 Tub in Biscuit Finish #K1310-X-96
Toilet: Kohler Pinoir Comfort Height in Biscuit Finish #K-3465-96
Lighting: Morgan Cylinder Pendants in Polished Nickel and Zebrawood Shades

STAIRS AND READING NOOK:

Tread and Riser Material: Palo Duro Walnut Finish
Flooring Material: Palo Duro Random Width Walnut Wood Planks
Baseboard: 1x8 Stain Grade Wood
Wall Material: Smooth Sheetrock
Lighting: Alton Pivoting Wall Scone in Bronze Finish
Crown Molding: 1x6 Satin grade wood

MASTER BEDROOM:

Flooring Material: Carpeting
Fireplace Surround and Hearth Material:
Gas Fireplace: Golden Blount
Fireplace Mantel: Reclaimed Beam
Solid Wood Built-In Cabinetry
Wall Material: Smooth Sheetrock
Lighting: Recessed Incandescent Lighting
Ceiling: Stain grade Douglas Fir Beams

MASTER BATHROOM:

Flooring Material: 18X18 Italian Alabastrino Stone Tile on the Diagonal #TS-326
Floor Insert Material: 4x4 Quartzite Tile Border #TS-64 with Geologie High Desert Mosaic Blend Tile Insert #TD-457
Baseboard: 1x8 Stain Grade Wood
Stain Grade Cabinetry: Manchester Door Style with Walnut Stain
Countertop: Polished Triesta Taupe 1 ½" Natural Stone Slab
Vanity Backsplash Wall: Geologie High Desert Mosaic Blend Tile #TD-457
Lavatory Faucet: Kohler Memoirs Classic Fixture in Brushed Nickel #K-454-4C-BN
Lavatory: Kohler Bancroft Sink in Biscuit Finish #K-2319-96
Instant Water Heater
Tub Surround: Geologie High Desert Mosaic Blend Tile 24" High #TD-457
Tub Decking: Polished Triesta Taupe 1 ½" Natural Stone Slab
Tub Filler and Hand-shower Faucet: Kohler Memoirs Classic Fixture in Brushed Nickel #K-T469-4C-BN and #K-419-BN
Whirlpool Tub: Kohler Bancroft Tub in Biscuit Finish #K-1158-H2-96
Shower Floor: 4x4 Italian Alabastrino Stone Tile on the Diagonal #TS-326

Shower Walls: 18x18 Italian Alabastrino Stone Tile on the Diagonal #TS-326
Shower Niche: Geologie High Desert Mosaic Blend Tile #TD-457
Shower Faucet: Kohler Memoirs Classic Fixture in Brushed Nickel #K-T465-4C-BN
Body Sprays and Jets with Steam Unit in Shower
Toilet: Kohler Pinoir Comfort Height in Biscuit Finish #K-3465-96
Lighting: Aspen Wall Sconce in Black Rust Finish with Natural Parchment Shade

SECOND MASTER BEDROOM:

Flooring Material: Carpeting
Baseboard: 1x8 Stain Grade Wood
Wall Material: Smooth Sheetrock
Lighting: Recessed Incandescent Lighting
Crown Molding: 1x 6 Stain grade wood

SECOND MASTER BATHROOM:

Flooring Material: Sugar Cane White Mediterranean Tile Running Bond 12 x 24 #TF-50
Baseboard: 1x8 Stain Grade Wood
Stain Grade Cabinetry: Tahoe Door Style with Walnut Stain
Countertop: Polished Sea Fossil 1 1/2" Natural Stone Slab
Vanity Backsplash: 6" High Polished Sea Fossil 3cm Slab
Lavatory Faucet: Kohler Memoirs Stately in Hammered Nickel Finish #K-454-4V-RN
Lavatory: Kohler Memoirs Self-Rimming Sink in Biscuit Finish #K-2339-8-96
Instant Water Heater
Tub Surround: Mystic Green Mosaic Stone with Glass 12x12 #130
Tub Decking: Polished Sea Fossil 1 1/2" Natural Stone Slab
Tub Filler and Hand-shower Faucet: Kohler Memoirs Stately Fixtures in Hammered Nickel Finish #K-T469-4V-RN and #K-419-RN
Whirlpool Tub: Kohler Memoirs Tub in Biscuit Finish #K-1418-CT-96
Shower Floor: Sugar Cane White Mediterranean Tile 4x4 #TF-50
Shower Walls: Sugar Cane White Mediterranean Tile 12 x 24 Running Bond #TF-50
Shower Niche: Mystic Green Mosaic Stone with Glass 12x12 #130
Shower Faucet: Kohler Memoirs Stately in Hammered Nickel Finish #K-T462-4V
Body Sprays and Jets with Steam Unit in Shower
Toilet: Kohler Memoirs Fixture in Biscuit Finish #K-3462-96
Lighting: Aspen Iron Wall Sconces in Black Rust Finish with Natural Parchment Shades

EXTERIOR SPECIFICATIONS

Primary & Accent Exterior Finishes:

Roofing Material: Pre-Rusted Cor-Ten RCM Barn Tin

Wood Siding: Two coats of exterior grade stain on Random Width Cedar siding.

Stone Veneer: Colorado Gold

Doors / Windows: Jeld-Wen Aluminum Clad

Front Doors: Solid Knotty Alder with SDL & Emtek Set

Flagstone: Colorado Buff

Shingles: Designer custom interlocking rusted metal shingles.

Purlins & Knee-braces: Cedar stained with two coats exterior grade stain.

Chimney cap: Custom formed steel above solid stone chimney.

Trim Material: Solid Cedar trim surrounding windows & doors.

Window Sills: Sloped field stone sill for windows in stone areas.

Window Header: Solid Cedar 6x8 Header above windows & doors (stone areas only).

Accent Wood Areas: Designer Appointed Lock Joint solid wood.

GREEN BUILDING TECHNOLOGIES

Mechanical Systems:

Boiler: Tankless Takagi TH-1 in series (most efficient tankless water heater available)

Insulation: BioBased 501 & BioBased 1701 Sprayfoam Insulation (GreenGuard Certified)

Garage Door Opener: The GeniePro® Stealth® (quietest model available)

Windows: Jeld-Wen Aluminum Clad with Low-E glass (Energy Star Certified)

BUILDING SYSTEMS

COMMERCIAL RATED CONSTRUCTION AND SAFETY:

International Building Code Standards; One Hour standard Fire-Proofing assembly between walls; Two Hour fire assembly for garage spaces per NFPA standards; Two Hour fire assembly between all residences; Structural snow fence above walking/access areas for winter protection.

SOUNDPROOFING:

Double 2x4 vertical common wall from lowest level to roof ridge for increased soundproofing; Insulation between the floor levels for increased energy performance and soundproofing.

FOUNDATION:

Steel reinforced main floor concrete monolithic slab foundation; Thermal break under-layment beneath slab for radon mitigation and increased thermal performance; Vapor barrier beneath main floor slab; Fully engineered under-drain de-watering system integrated with foundation system.

DISCLOSURES AND QUALIFICATIONS

MATERIALS

- Materials such as stone, wood, wood grain, carpeting, paint, cabinets, marble, tile, pavers, granite, travertine stone and the like are subject to shading and gradation and may vary from samples, models or color charts. The Developer will not be liable for such variation(s).

WOOD CABINETRY

- Wood cabinetry contains many characteristics, which distinguish its beauty. The surface appearance of wood is a combination of soft flowing grains intermingled with different patterns caused by varying density. Most hardwoods contain a variety of colors, tones, mineral streaks, sound knots, circular dots and occasional worm holes.
- Variation in wood color will be more noticeable in lighter, more translucent finishes, such as light, natural and pickle finishes. Uneven finish appearances and darker end grains will be more noticeable in darker more heavily pigmented finishes.
- The Developer will not be liable for such variation(s).

NATURAL STONE

- The beauty of natural stone is unique with each stone. These are not man made but a product of nature. Stone borders, medallions, mosaics and accents are made from an available selection of product within a naturally varying field of choice.
- Please be aware that natural stone, such as marble, granite, travertine, sandstone, etc, that you see in the material boards, pictures and samples will vary in color, shading, veining, texture and overall appearance from the final product. Such variation is natural and is to be expected.
- The Developer will not be liable for such variation(s).

PAINT

- Touch up areas, cut in areas and slight imperfections in the drywall, may be visible in medium to deep base paint color, satin or eggshell finish areas. Finishes are affected by such activity, and these variations & imperfections are to be reasonably expected.
- The Developer will not be liable for such variation(s) and/or imperfections.

SCRATCHED GLASS & APPLIANCE/FIXTURE SURFACES

- Throughout the manufacturing process and shipping and handling some surface scratching will occur. Seller will follow the quality standards for glass and fabricated glass products as established by the ASTM (American Society for Testing Materials).
- During the shipping and handling surface scratching may occur on the appliances. *Minor* blemishes and imperfections are not considered construction defects and shall not be the liability of the Developer.

In the event of any discrepancy between these specifications and blueprints, drawings, brochures, other marketing materials, or oral representations, **these specifications shall control.**

These descriptions are conceptual and are subject to change. Nevada Ridge reserves the right to make modifications, changes to features, plans, specifications or pricing.