



The Valerian

Standard Home Specifications

Distinctive Architecture

- ~ Uniquely designed home by Place Architecture
- ~ Universal design on main living level
- ~ Distinctive building layouts on lot configuration creating unique courtyards
- ~ Cedar and fir exterior pillar accents
- ~ Simpson Glass / fir entry door
- ~ Attached 2-car garage with Wayne Dalton overhead door
- ~ Powdercoated black steel metal accents
- ~ Cultured Exterior Stone Veneer
- ~ 6 Distinctive Designer Exterior Color Schemes
- ~ Gas line for grilling on all patios
- ~ Office and tech spaces for modern lifestyles

Quality Construction & Energy Saving Features:

- ~ Conventional 2x6 wood frame construction
- ~ Damp-proofed Crawl Space, insulated and vented
- ~ Building site certified and approved by a professional geo-technical engineer for ground stability
- ~ R-21 Insulation in the crawlspace and exterior walls; R-48 Insulation in the ceiling and lids; and, Corbond Sprayed Insulation at required areas
- ~ 92% Efficient Natural Gas Rheem Furnace with Digital, fully independent, programmable thermostats
- ~ Air Conditioning Capable
- ~ CAT 5 Structured Wiring and RG6 coaxial cable with a smart control panel
- ~ Plumbing piped with efficient and quiet PEX tubing
- ~ 83 % Efficient Bradford White 65 Gallon Water Heater
- ~ 4" Concrete driveway, garage floor, and patios
- ~ HardiePlank 50 year Siding and Trim installed by certified HardiePlank installer
- ~ Bonderized Metal and 40 - year Asphalt Shingle Roofing
- ~ Exterior hose bib(s); 1 hose bib in every garage
- ~ Amsco Legacy and Heritage Vinyl windows featuring double pane 3/4 Inch Low-E glass with manufacturer lifetime warranty
- ~ Therma-tru Patio Doors
- ~ Lift Master Professional 1/2 Horse Power Garage Door Opener

Extraordinarily Appointed Interiors:

- ~ 10' Volume Ceilings; plus Vaulted areas
- ~ Solid, 3/4" Wood Flooring in Living Room/Great Room, Common areas, and Kitchen
- ~ Carpeting in all bedrooms
- ~ Solid interior doors
- ~ Emtek hardware and Lever door handles
- ~ 12" x 12" Ceramic Tile or stone floor at Entry, Laundry/Mudroom, and bathrooms ~* Plush carpet with quality 3/8" carpet pad
- ~ Interior Majestic Gas Fireplace by Vermont Castings**
- ~ Professional designed lighting plans
- ~ Decorative Lighting fixtures**
- ~ Recessed lighting with dimmer controls throughout

Distinguished Master Baths:

- ~ Master Suites Include oversized Walk-In Shower, Soaking Tub, Water Closet, and Dual Vanities
- ~ European style 4x4 frameless glass shower doors
- ~ Solid 1 ¼” natural granite counters; 4” granite backsplash
- ~ Kohler Bath Fixtures and Moen Faucets
- ~ Comfort height toilets in all baths
- ~ Mirrors and bathroom hardware included
- ~ Natural light in all Master Bathroom suites
- ~ All showers feature tiled shower pans and walls
- ~ 36” vanity cabinets.

Secondary Baths:

- ~ Solid 1 ¼” natural granite counters; 4” granite backsplash
- ~ Tile floors and shower surround
- ~ Kohler Bath Fixtures and Moen Faucets

Expressive Kitchens:

- ~ Jenn-Air Kitchen Appliances in Black/White/Stainless**
- ~ 30” gas Range
- ~ 30” over the range Microwave
- ~ 20 cu. Ft French Door Bottom-Freezer Refrigerator
- ~ 2-Rack SteamClean Dishwasher
- ~ Garbage Disposal 5/8 HP
- ~ Solid 1 ¼” natural granite counters; 4” granite backsplash
- ~ Undermount Kohler Sink: granite or stainless
- ~ Moen Single handle Faucet
- ~ Cabinets: Sorrento semi-custom
- ~ 30” Upper cabinets; 36” base cabinets throughout with 18” upper cabinet extensions
- ~ Under-cabinet task lighting
- ~ Hardwood floors

** Denotes option or upgrade available Ask your Sales Consultant or Construction Concierge about the distinctive options available for your home at The Knolls such as landscape package, courtyard customization, window coverings, and many other numerous interior options and upgrades to choose from. Further details on interior design and finish options available at The Knolls Design Center.

Valerian

3 Bedroom, 3 Bath
Living Area 3900 Sq. Ft.
Garage 533 Sq. Ft.
Casita 511 Sq. Ft.

Mail Level:

Dining Room 12' x 15'
Master Bedroom 18' x 13'
Kitchen 16' x 8'
Utility 6' x 8'
Master Bath 16' x 10'
Walk-in Closet 10' x 10'
Den 9' x 9'
Living Room 17' x 13'
Garage 22' x 21'
Entry 4' x 8'

Upper Level:

Office 13' x 12'
Bedroom Suite 22' x 17'
Loft 15' x 11'
Bath 12' x 18'

