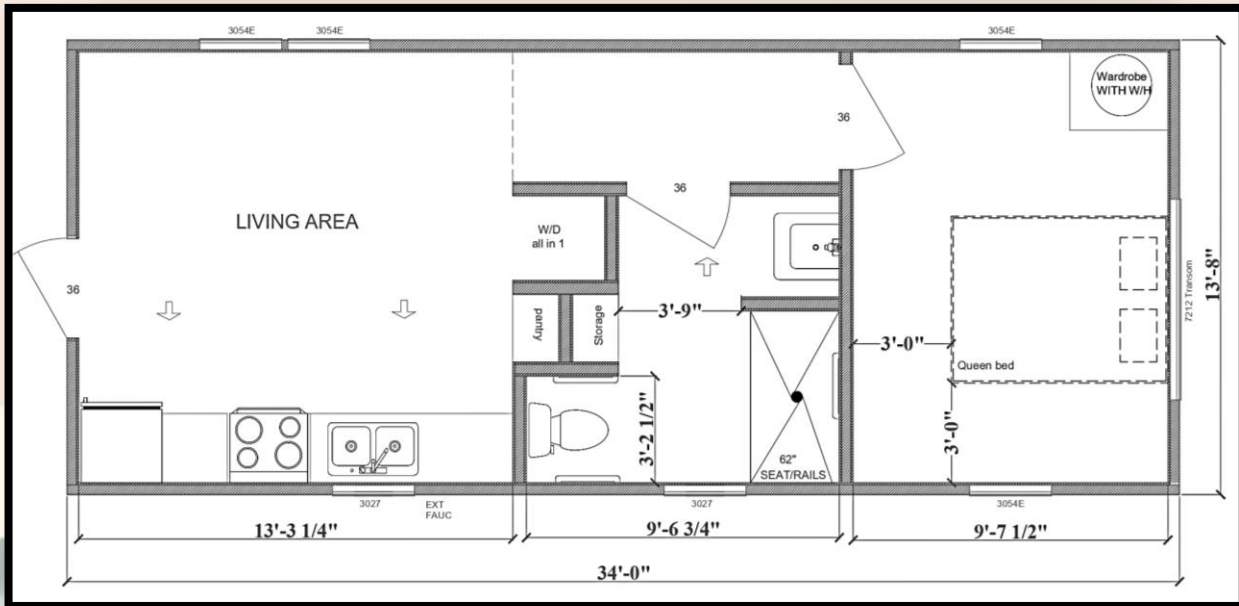


# C A M E L L I A



## ADA HOME

\*No RVIA

- ✓ **Bedrooms** 1
- ✓ **Bath** 1
- ✓ **Dimensions** 13'-8" x 34'
- ✓ **Sq. Footage** 464

Our Camellia house is our house for those people who seek their own space and independence, it is designed with an open floor plan with a wide corridor, lever door handles and good lighting. everything to the perfect measure to feel comfortable. Small changes in layout and floor plan can let people live freely and comfortably. You can add extra space with a porch and you can appreciate the view or just enjoy with your family.



# STANDARD

## Insulation

- R-11 Floor, R-13 Wall, R-19 Ceiling Insulation

## Flooring

- Linoleum
- Color of Choice: Shoreline, Inglewood, Crestwood, Biltmore.

## Gable

- Closed Gable

## Exterior Siding

### Prefinished LP Smart Lap Siding

- Color of Choice: White, Cascade Slate, Summer Wheat, Aspe Ridge, Stone Blue, Rosewood.

### Hardie Board

- Color of Choice: Boothbay Blue, Cobblestone, Timber Bark, Khaki Brown, Mountain Sage, Evening Blue, Gray Slate.

### Prefinished LP SmartSide Textured Trim

- Color of Choice: White, Black, Match Siding.

## Roof

### Galvanized Sheet Metal Roof

- Color of choice: Black, Bright Red, Burgundy, Charcoal, Galvalume, Hawaiian Blue, Ivy Green, Polar White, Sahara Tan, Copper Penny.

## Walls

- 1x6 Tongue & Groove Interior Walls (Sealed Natural Wood)
- Interior Wall Trim – Sealed Natural Wood

## Windows

- 30"x54" Vinyl Double Pane No Grid Window (White): 4
- 30"x27" Vinyl Double Pane No Grid Window (White): 2
- 72"x12" Vinyl Double Pane No Grid Window (White): 1

## Ceiling Fans

- Ceiling Fan with Lights (Living Room)

## Doors

- Interior - 36" Swing Door (Sealed Natural Wood) -2
- Exterior 36" Half Glass Door (White)

## Appliances ( White & Black )

- 4.8 Cu Ft Smooth Top Electric Range
- 18.3 Cu Ft Refrigerator plumbed for ice maker
- 1.6 Cu Ft Over Range Microwave

## Countertops

- Rolled Edge Formica Countertops
- Color of Choice Formica – Italian, White Di Pesco, Granite – Labrador)

## Cabinetry

- Kitchen – Sealed Natural Wood
- Bathroom Sink Vanity – Sealed Natural Wood
- Wardrobe \*78"x30" 21" Deep
- Linen Cabinet
- Pantry 30"x84" 12" Deep

## Sinks

- Kitchen – Stainless Steel Double Bowl Sink with Spring Faucet
- Bathroom – White Porcelain

## Shower

- 62" ADA Stand up Shower

## Water Heater

- 20 Gal Lo Boy Electric Water Heater

## Air Conditioning

- Mitsubishi 9000 BTU Ductless Mini-Split Indoor Air Handler
- Mitsubishi 20,000 BTU Ductless Outdoor Heat Pump

## 100 AMP PowerPanel

## Smoke Detector 5"

## Interior Ethernet Wiring

## Interior TV outlet Wiring

## Fire Extinguisher 8 lb.

**CAMELLIA**

# UPGRADES

## Insulation

- R-22 Floor Insulation

## Gable

- Open Gable With Crows Foot

## Walls

1x6 Tongue & Groove Interior Walls

- Whitewash, Graywash, Painted White

1x8 Nickel Gap Interior Walls

- Sealed Natural Wood, Whitewash, Graywash, Painted White Interior Wall Trim

- Dark Walnut, Whitewash, Graywash, White, Victorian Pewter

## Doors

- Exterior 36" Full Glass Door w/Built-in Blinds
- Exterior - 72" French Door w/built-in Blinds

## Ceiling Fans

- Porch-Exterior Ceiling Fan w/12" Down rod
- Additional Ceiling Fan (Bedroom)

## Countertops

- Quartz Countertops: Tranquility White, Silhouette
- Granite Countertops: Tranquility White, Silhouette

## Sinks

- Kitchen - Stainless Steel, Black Stainless Farm Sink with Spring Faucet
- Kitchen - Garbage Disposal

## Shower

- 45"x48"x80" Outside Shower Kit
- Shower Door Glass

## Appliances

- Stainless Steel
- 5.0 Cu Ft Gas Range \*Natural Gas
- 5.0 Cu Ft Gas Range \*Propane
- 18" Dishwasher
- 27" Washer/Dryer

## Water Heater

- Eemax Tankless Electric Water Heater \*requires 200 AMP Power Panel
- Rinnai Tankless GAS Water Heater \*Propane or Natural Gas

## Air Conditioning

- Mitsubishi 24,000 BTU Ductless Outdoor Heat Pump

## Cabinetry

- Nightstand, Medicine Cabinet w/ Mirror, Chest of Drawers \*41"x30" 20" Deep, Rustic Shelving Unit (Kitchen or Bathroom),

## Bedding

- Built in Bed Frame w/Storage – Queen or king \*Mattress not included

## Additional Upgrades

- Electric Fireplace w/Hearth
- LED Under Cabinet Lighting
- Additional 30 AMP Exterior Elec Plug w/cover
- Motion Switch
- Dimmer Switch
- Bedside Light Switch
- USBc Outlet Wall Plug



**STONE CANYON**  
HOMES