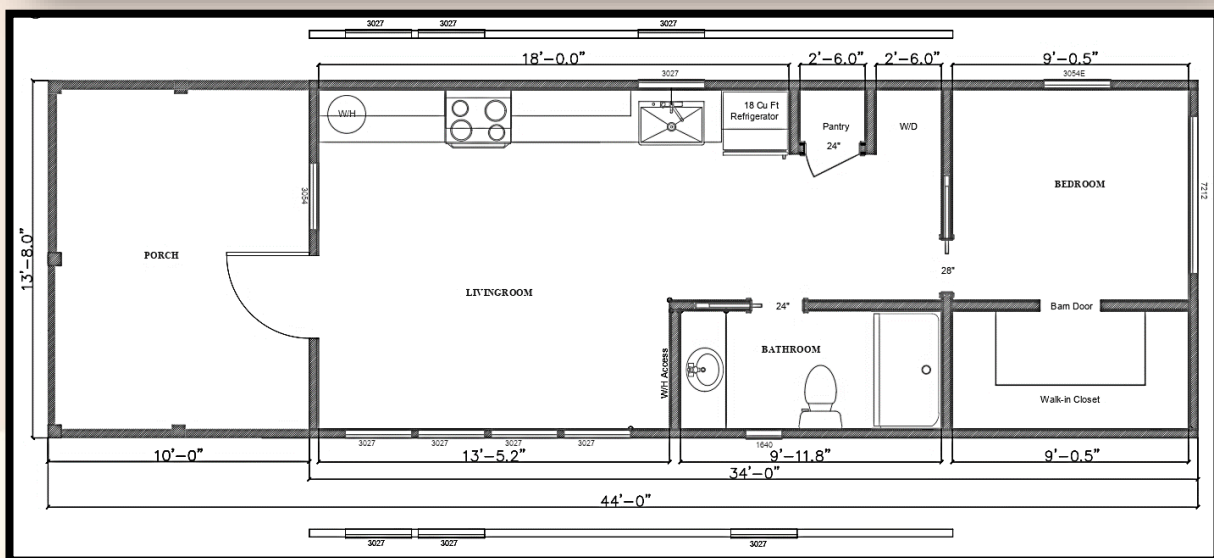


# I V E Y



- ✓ **Dimensions**            **13'8"X44'**
- ✓ **Sq. Footage**            **464**
- ✓ **Deck**                    **13'8"X10'**
- ✓ **Bedroom**                **1**
- ✓ **Bathroom**               **1**

If you like storage our Ivey is the ideal one for you, the large kitchen runs along the entire wall, you will have extra storage!

It is our largest house, everything is connected making it unique, wide corridor, a large room with high ceilings and great lighting, you will have a large bedroom with its dressing room, you will not feel that you live in a tiny house.

Use the ten-foot covered porch to enhance outdoor living during your summer cookout with friends and family.



**STONE CANYON**  
HOMES

# STANDARD

# UPGRADES

## 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): 2
- 30"x27" Vinyl Double Pane No Grid Window (White): 11
- 16"x40" Vinyl Double Pane No Grid Window (White): 1
- 72"x12" Vinyl Double Pane No Grid Window (White): 1

## •Ceiling Fans

- Ceiling Fan with Lights (Living Room)

## Doors

- Interior - 24" Pocket Door (Sealed Natural Wood) -1
- Interior - 28" Pocket Door (Sealed Natural Wood) -1
- 24" Barn Doors with Hardware (Sealed Natural Wood) -1
- 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
- Pantry 30"x84" 12" Deep

## Sinks

Kitchen – Stainless Steel Double Bowl Sink with Spring Faucet

- Bathroom – White Porcelain

## Shower

- 60" Shower Stall (w/seats)

## •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

## •Exterior Power Outlet on Porch

## •Fire Extinguisher 8 lb.

# IVEY

## Insulation

- R-22 Floor Insulation

## Gable

- Open Gable With Crows Foot

## Second Level "Sky" Deck

## Porch Knee Wall

## Porch Screening

- Under Porch Screening (Screen under the porch decking to prevent bugs from entering the porch are from under the deck. Factory installed.)
- Porch Screening – Frame installation (screening material and grommet material provided as a kit).

## 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), Wardrobe \*78"x30" 21" Deep, Linen Cabinet.

## 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
- Porch TV/Ethernet Wiring



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