

Homestead 109



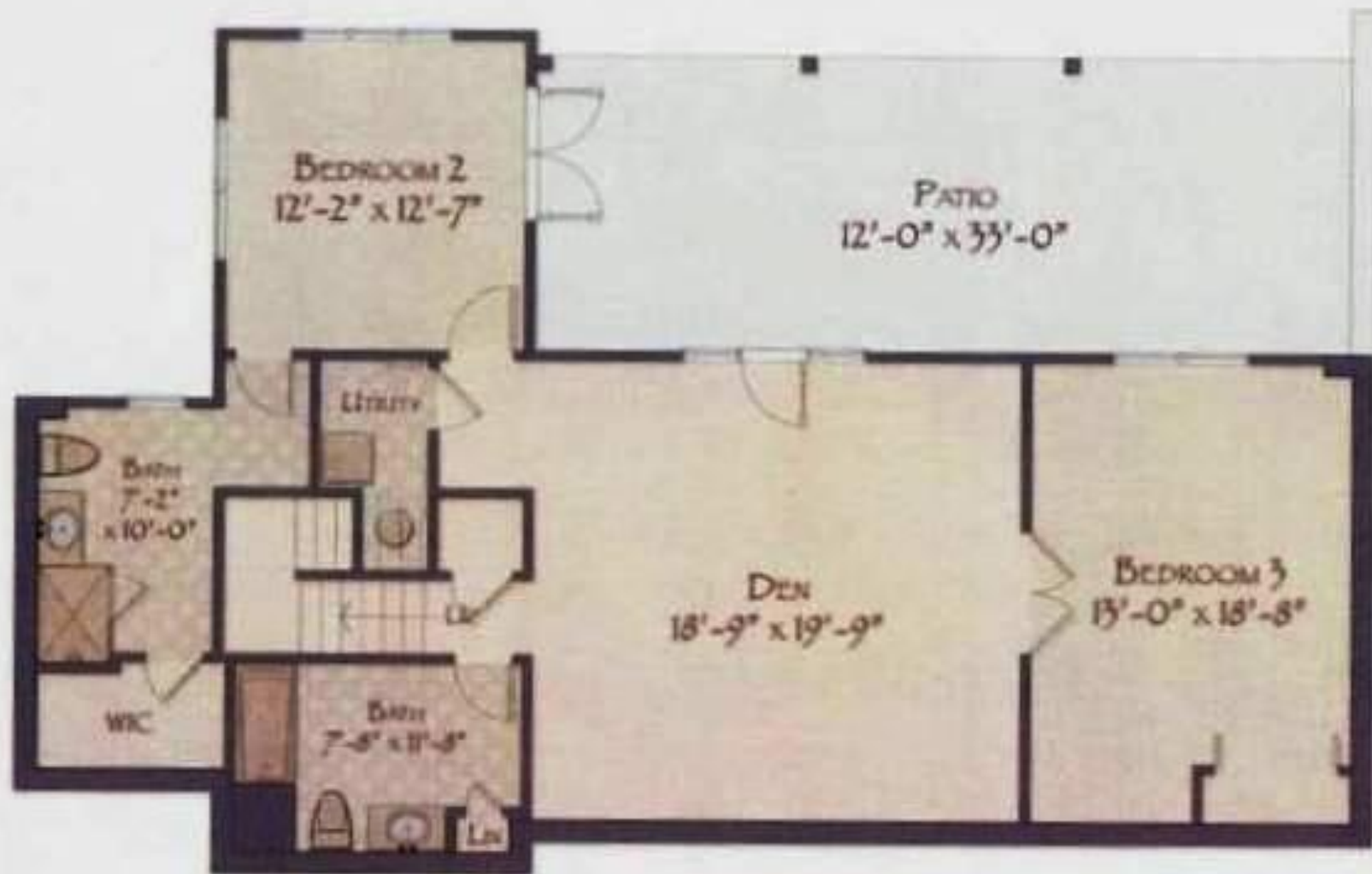


3 Bedrooms
3 1/2 Baths

Terrace level 1254
Main level 1254
Total 2508

Outdoor Living SQ 1021

Main Level



Lower level

Highlights Of The Home

Located just a short drive from the Boarding House restaurant, the Nature Center, and the Ruby Valley Sports Camp, this 2,508 square foot home delivers special features and beautiful views. Priced at \$999,500, it represents the only new home at Balsam available for under one million dollars. The fortunate owners of this home will enjoy exterior appointments that include board and batten wood siding, stone columns, and heavy timber accents, and interior features that include wide plank hardwood flooring, solid wood doors, granite counters, and a high-end Bosch appliance package.

Elevation: 3,560 feet

Architect: Streamline Architects

Builder: Baldwin Log and Timbercrafters

Main Level : 1,254 sq. ft. per architect

Lower Level : 1,254 sq. ft. per architect

Outdoor Living : 1,021 sq. ft. per architect

3 bedroom/3.5 baths

INTERIOR DISTINCTION

- TIMBER FRAME CONSTRUCTION
- RUSTIC STYLE LIGHT FIXTURES
- 48" WOOD BURNING FIREPLACE WITH STONE VENEER IN FAMILY ROOM
- SOLID WOOD KNOTTY PINE DOORS THROUGHOUT
- "EMTEK" OIL RUBBED BRONZE DOOR HARDWARE
- HARDWOOD FLOORING IN GREAT ROOM, KITCHEN, MASTER BEDROOM
- SCREENED PORCH WITH EXPOSED BEAMS, WOOD CEILING, AND WOOD BURNING FIREPLACE WITH STONE VENEER
- 80 GALLON ELECTRIC WATER HEATER
- WOODSHELVING AND CLOSET RODS ALL CLOSETS
- "BOSCH" FRONT LOAD WASHER-DRYER

EXTERIOR ACCENTS

- WOOD BOARD AND BATTEN SIDING
- TAPERED CULTURED STONE COLUMNS
- POPLAR BARK SIDING

EXTERIOR ACCENTS (continued)

- CULTURED STONE FOUNDATION ACCENTS (PER PLAN)
- HEAVY TIMBER ENTRY
- EXPOSED RAFTER EAVES
- GALVALUME ROOFING ON ENTRY AND SCREENED PORCH
- TIMBER STYLE ROOF BRACKETS ON EAVES AND SHED AWNINGS
- “TREX” DECKING ON SCREEN PORCH AND DECKS
- “MW” WOOD WINDOWS WITH LOW-E GLASS, THERMOPANE GLASS, TILT-OUT SASHES.

KITCHEN APPOINTMENTS

- STAINLESS STEEL “BOSCH” KITCHEN APPLIANCES
- “DELTA” OIL RUBBED BRONZE KITCHEN FAUCET
- CUSTOM TILE BACKSPLASH
- CUSTOM ALDER CABINETRY
- GRANITE COUNTERTOPS
- WIDE PLANK HARDWOOD FLOORING
- “KOHLER” CAST IRON FARMHOUSE SINK
- UNDER CABINET LIGHTING

BATHROOM COMFORTS

- SPACIOUS CUSTOM ALDER VANITIES
- GRANITE COUNTERTOPS IN ALL BATHS
- “KOHLER” ELEVATED SINKS IN MASTER BATH
- “KOHLER” SOAKING TUB IN MASTER BATH
- “KOHLER” COMFORT HEIGHT COMMUNES
- “DELTA” OIL RUBBED BRONZE FAUCETS ALL BATHS
- “AMERICAN OLEANS” TILE FLOORS ALL BATHS
- “AMERICAN OLEANS” TILE SHOWERS AND TUB SURROUNDS
- CUSTOM SHOWER ENCLOSURE IN MASTER BATH

MISCELLANEOUS

- FOUNDATION WATERPROOFED WITH RUBBERIZED SPRAY ON MEMBRANE WITH FOUNDATION DRAIN SYSTEM.
- PREMIUM STAIN APPLIED TO EXTERIOR.
- THREE ZONE ENERGY EFFICIENT HEATING AND AIR CONDITIONING SYSTEM.
- ELABORATE LANDSCAPING
- BEDROOMS WIRED FOR PHONE, TV, CEILING FAN, LIGHTS, AND SWITCHED OUTLET



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