

Included Features

Interiors

- Your choice of Interior Finishes and Colors
- Luxury Laminate Wood Flooring in Entryway, Kitchen and Dining Nook
- Short Pile Carpet with upgraded 7lb rebound pad
- Upgraded 2-Tone Paint throughout
- 10' Main Floor Ceilings (Rambler Plans)
- 9' Main Floor Ceilings (2-story plans)
- 9' Upper Floor Ceilings (2-story Plans)
- 9' Foundation Walls with Oversized 5'x4' Basement Windows
- 16 Designer Can Lights (buyer's choice of location)
- Low Voltage: Two Phone Jacks and 4 TV Jacks with Conduit in one location
- Prewire for Ceiling Fan in Great Room
- Craftsman/Prairie Style 6" Baseboards with 3.5" Door Casings and 6" Headers
- Painted MDF Wood Window Sills with Apron
- Painted Open Railing at Stairway
- Painted Bread loaf Style Handrail
- Kwikset Hancock Satin Nickel Hardware
- 2x6 Exterior Wall Framing with R-19 Wall Insulation
- Energy Heel Roof Trusses with R-38 Attic Insulation
- 2lb Spray Foam Insulation in Rim Joists for a tight Envelope
- TJI Floor Joists
- Expansive Low E Energy Efficient Windows
- 90% Energy Efficient Lennox Furnace
- Lennox 13 Seer Central Air Conditioning System
- 50 Gallon Hot Water Heater
- Your choice of Interior Finishes and Colors

Exteriors

- Desirable elevations with Stucco and Hardie Siding Accents
- Front Yard Landscape complete with sod, sprinklers, 2 trees, and 4 shrubs.
- Maintenance Free Trex Landing and Stairs to 10x10 concrete patio
- Gas Line at Back of House for Outdoor Fireplace or Grill (stubbed with shut-off valve)
- Oversized Covered Front Porch
- 30 Year Architectural Grade Shingles with 110 MPH Lifetime Wind Warranty
- Attached 2 car garage with 8' Door with Opener, 2 remotes and Keyless Entry

Kitchens

- 3cm Granite Countertops
- Shaker Panel Beech Kitchen Cabinets with 42" Uppers and Crown Molding
- Luxury Laminate Wood Flooring
- GE Stainless Steel Appliance Package with 30" Gas Range, Over the Range Microwave and Dishwasher
- Moen Chrome Faucet (Eva or Brantford style)
- Spacious Island with Overhang

Bathrooms

- Shaker Panel Beech Cabinets
- Tile Flooring
- Oversized Kohler Soaker Tub (Master Bath)
- Separate 42"x42" Shower with Cultured Marble Surround and Glass Door (Master Bath)
- Adult Height Vanity with double sinks and 3cm Granite Countertop (Master Bath)
- Moen Chrome Faucets (Eva or Brantford Style)
- Comfort Height Elongated Toilet (Master Bath)



More Space & Natural Light



Taller Ceilings Add More Volume

Open living begins as soon you walk in the door. You might be surprised at the significant difference 9' ceilings can make vs. the more conventional 8' ceilings in regards to the overall spacious feeling of a home.

Panoramic Windows & Large Basement Windows

Large panoramic windows open up the rooms, bring in the warmth of the sun during the day, cool breezes in the evening, and create focal points for each room. Basements include large 5' X 4' windows standard.



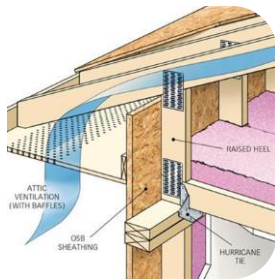
Large & Inviting Front Porches

Large front porches provide an immediate connection to your community and encourage you to visit with your neighbors. All of our floor plans include front porches along with a porch swing.



Built to Conserve Energy

An energy efficient home is a more comfortable home. Insulation is a critical component to an energy efficient home and Clearwater Homes implements several techniques into our building process to ensure maximum insulation.



Raised-Heel Roof Trusses

Raised-heel trusses are engineered utilizing advanced design and manufacturing techniques to meet modern building codes and improve energy efficiency. Raised-heel trusses differ from their conventional truss counterparts in that they are fitted with a heel where the bottom chord intersects with the perimeter wall plate which raises the top chord. This provides additional space for better insulation.



Advanced Framing Techniques

By using 2"x6" exterior walls instead of conventional 2"x4" walls, and spacing studs 24" on center (instead of the standard 16" apart) We're able to make significant gains in insulation. Wood is a poor insulator, so by incorporating these innovations we're able to include more insulation (up to 57 cubic feet), save lumber (20% less) and give you a higher performing home.



Air Tight Building Envelope

Joist ends can be a significant source of air-leakage. Drafts can be pulled through the house into walls and holes created by plumbing pipes and electrical conduit. Clearwater Homes uses polystyrene spray foam to air-seal and insulate all joist ends. Unlike conventional batt insulation, the spray foam won't sag and it performs as a super-tight air barrier and insulator, contributing to improved energy efficiency.

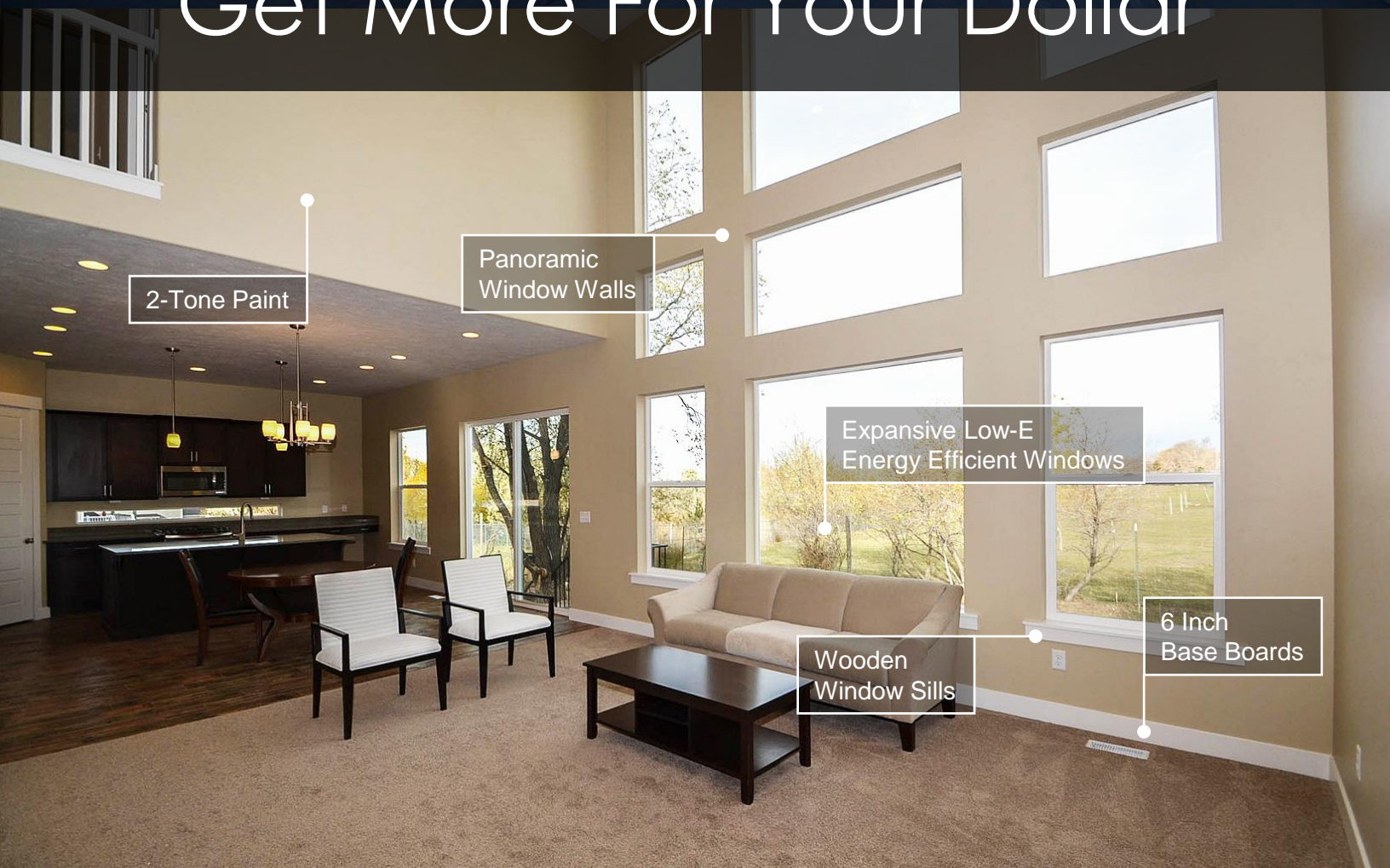


Front Porch
Lighting

Porch Swing

8 Foot Deep
Front Porch

Get More For Your Dollar



2-Tone Paint

Panoramic
Window Walls

Expansive Low-E
Energy Efficient Windows

Wooden
Window Sills

6 Inch
Base Boards



Pendant Lighting

Energy Efficient
Lighting

6 Inch Trim

Shaker Panel
Beech Cabinets

8 Foot Doors
On Main Floor

Moen Fixtures

42" Upper Cabinets
With Crown Molding

Stainless Steel
Sink

Transom Window

Kwikset Satin
Nickel Hardware

3cm Granite
Countertops

Luxury Laminate
Wood Floors

Stainless Steel
Appliances

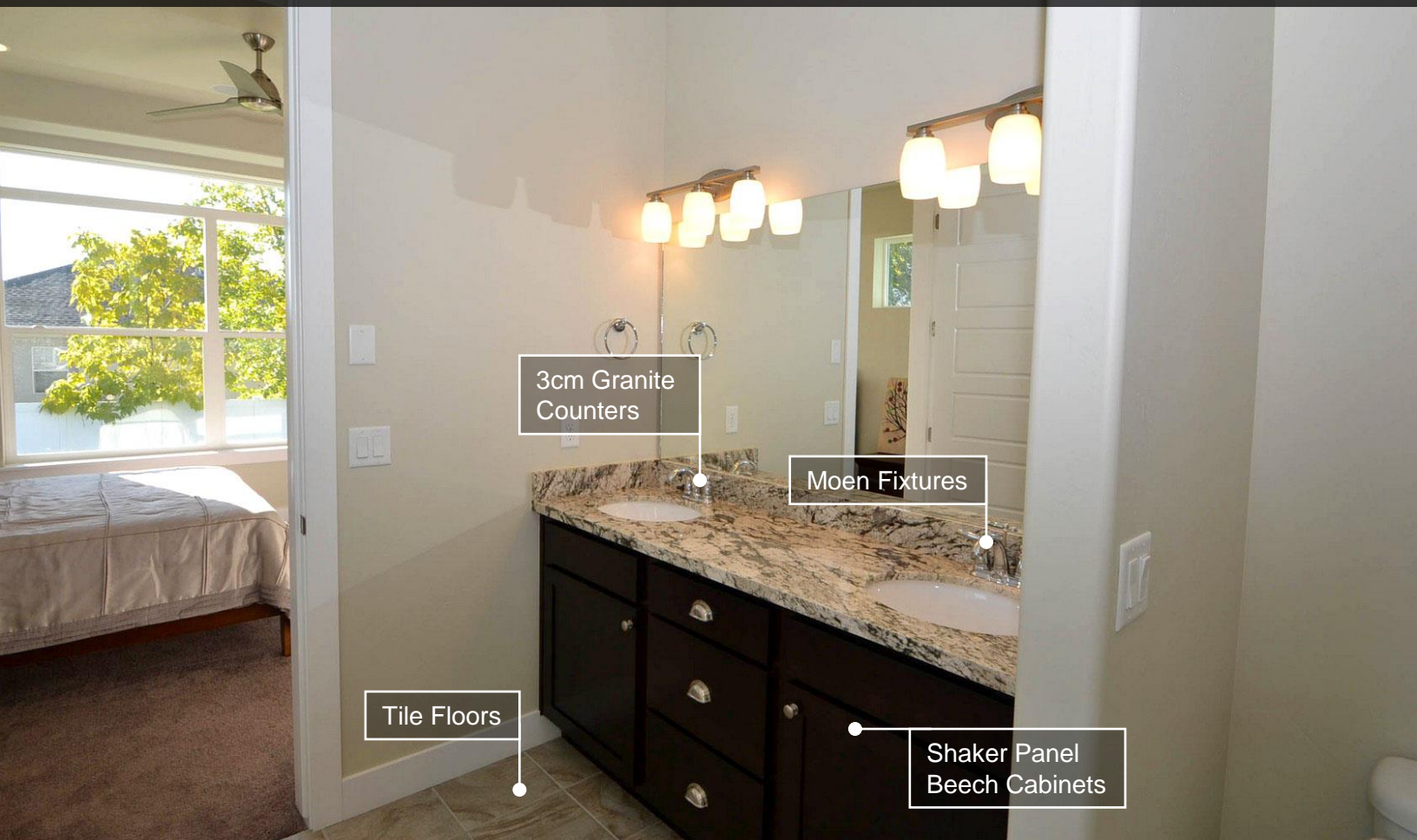
Trash Pull Out



42" Shower with
Cultured Marble Surround

Oversized Kohler
Soaker Bathtub

Generous 5-Piece Master Baths



3cm Granite
Counters

Moen Fixtures

Tile Floors

Shaker Panel
Beech Cabinets

Floor Plan Overview

Ramblers

Tofino

3 Bedroom / 2 Bathroom

Main Floor	1,800 sq ft
Unfinished Basement	1,940 sq ft
Total Finished	1,800 sq ft

2-Story

Newport

2-4 Bedroom / 3 Bathroom

Main Floor	1,085 sq ft
Second Floor	1,415 sq ft
Unfinished Basement	948 sq ft
Total Finished	2,500 sq ft

Cardiff

4-5 Bedroom / 3 Bathroom

Main Floor	1,237 sq ft
Second Floor	1,669 sq ft
Unfinished Basement	1,247 sq ft
Total Finished	2,906 sq ft

2-Story (Main Floor Master Bedroom)

Rincon

5 Bedroom / 2 Bathroom

Main Floor	1,578 sq ft
Second Floor	951 sq ft
Unfinished Basement	1,493 sq ft
Total Finished	2,529 sq ft

Maverick

4 Bedroom / 4 Bathroom

Main Floor	2,037 sq ft
Second Floor	995 sq ft
Unfinished Basement	1,882 sq ft
Total Finished	3,032 sq ft

Tofino Floor Plan



Square Footage

Main Floor: 1,800

Basement: 1,940

Total Livable: 3,740*

Room Options

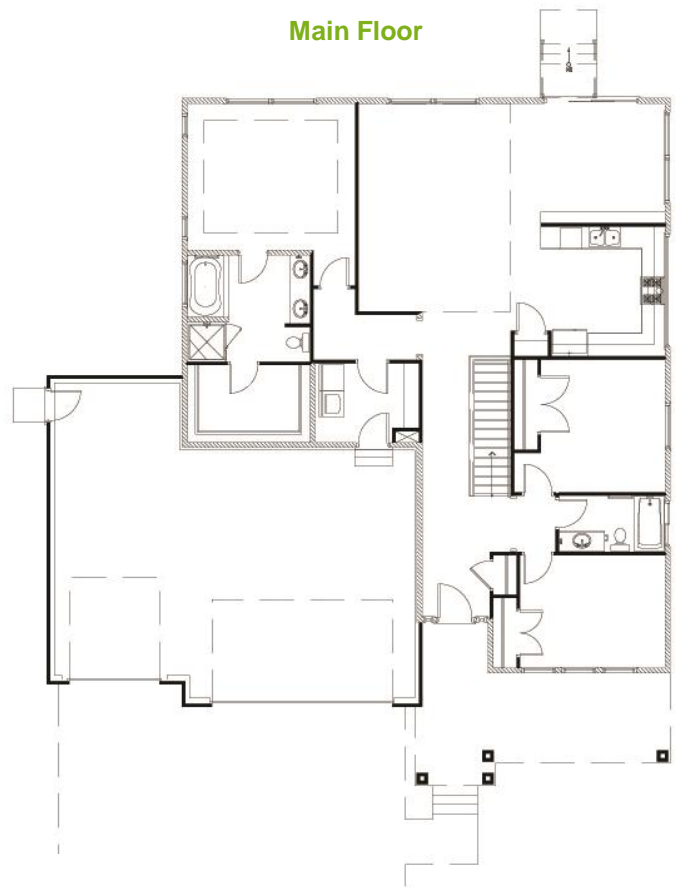
Bedrooms: 3

Bathrooms: 2

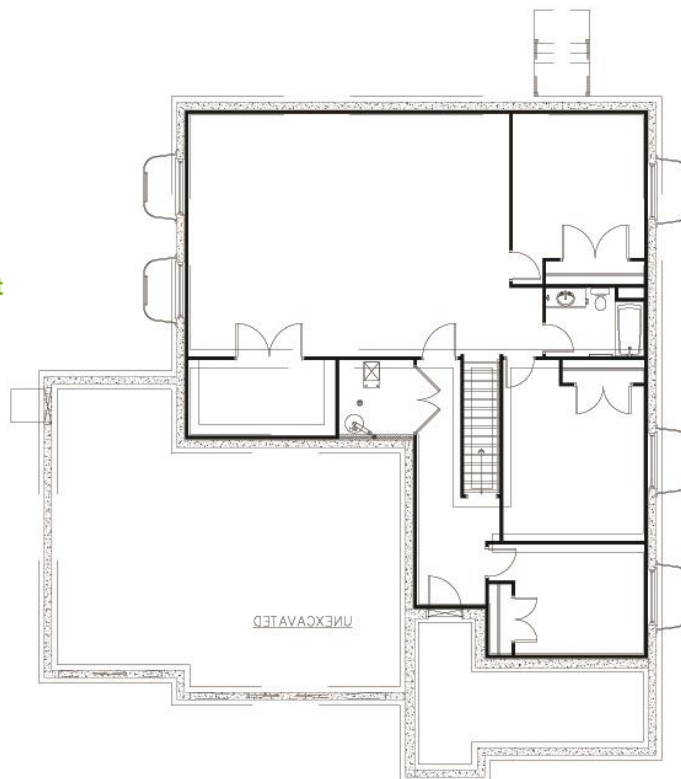
Garage: 2 or 3 car

* Total livable space includes the finished basement option

Main Floor



Basement



Newport Floor Plan

Main Floor



Square Footage

Main Floor: 1,085

Second Floor: 1,415

Basement: 998

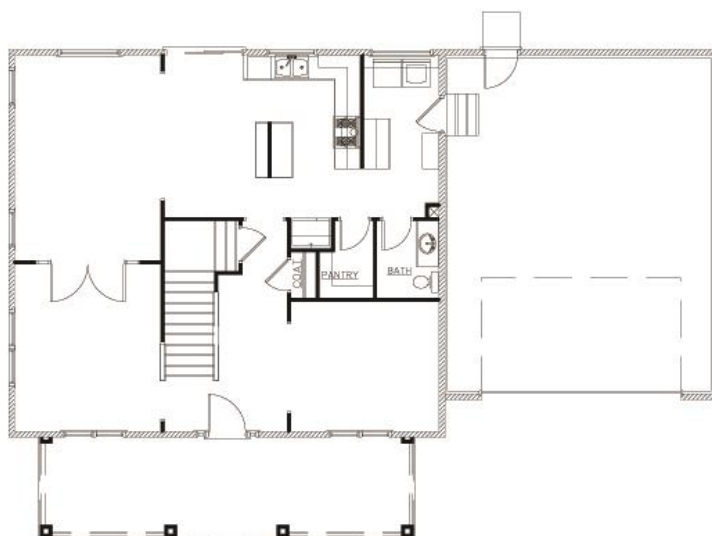
Total Livable: 3,498*

Room Options

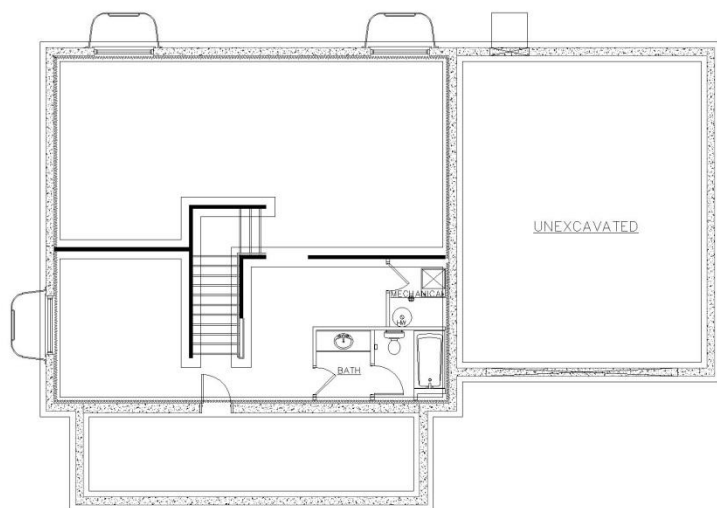
Bedrooms: 2 - 4

Bathrooms: 3

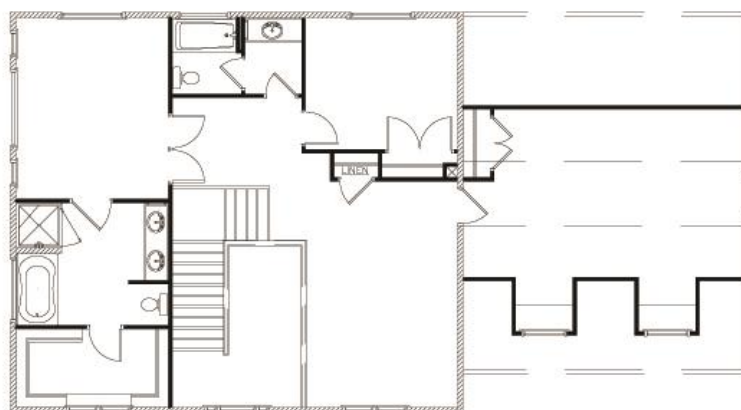
Garage: 2 or 3 car



Basement



2nd Floor



Cardiff Floor Plan



Square Footage

Main Floor: 1,237

Second Floor: 1,669

Basement: 1,247

Total Livable: 4,153*

Room Options

Bedrooms: 4 - 5

Bathrooms: 3

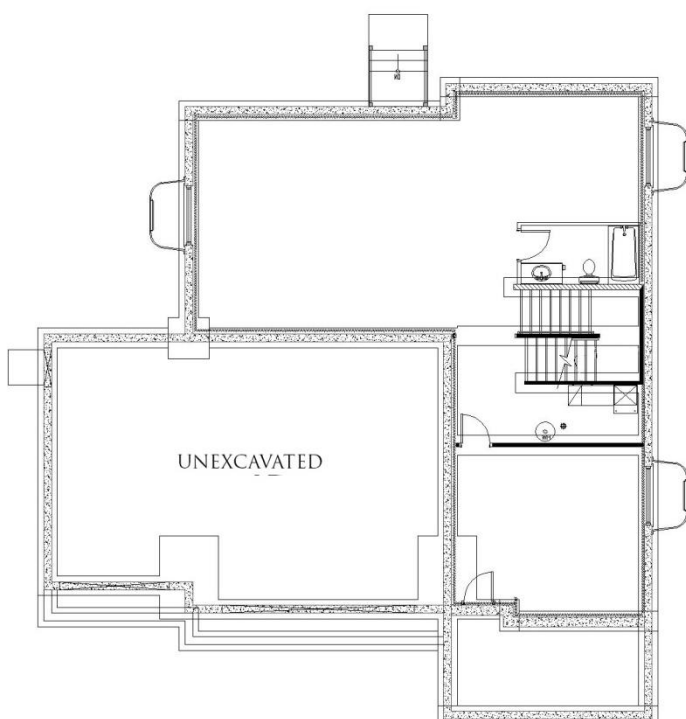
Garage: 2 or 3 car

* Total livable space includes the finished basement option

Main Floor



Basement



2nd Floor



Rincon Floor Plan



Square Footage

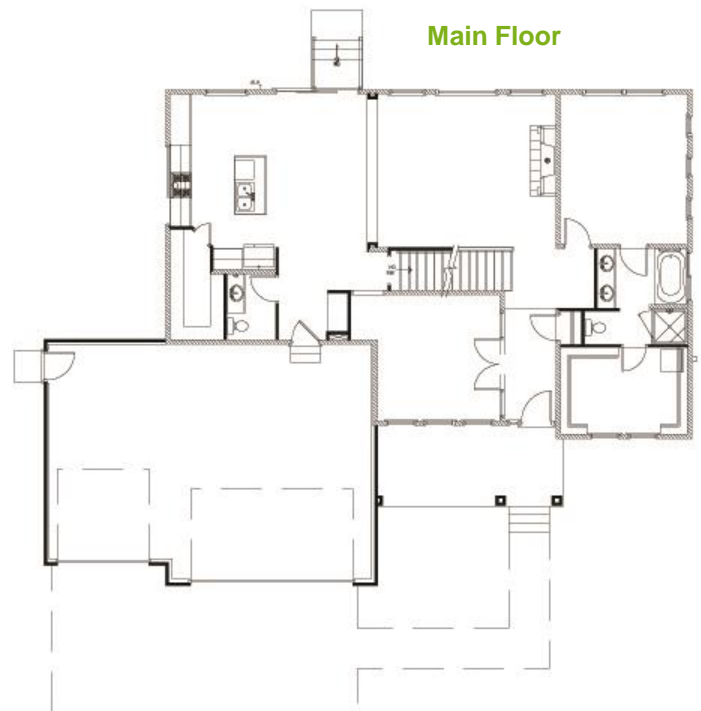
Main Floor: 1,578
Second Floor: 951
Basement: 1,493

Room Options

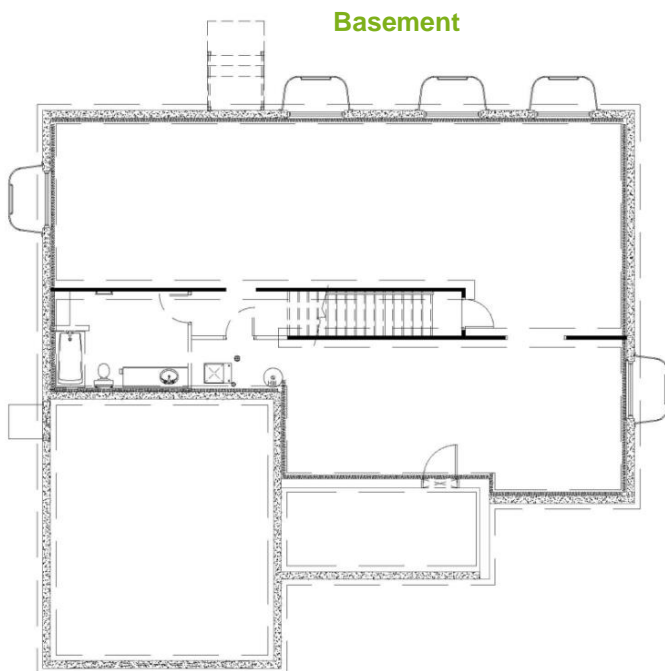
Bedrooms: 5
Bathrooms: 2
Garage: 2 or 3 car

Total Livable: 4,022*

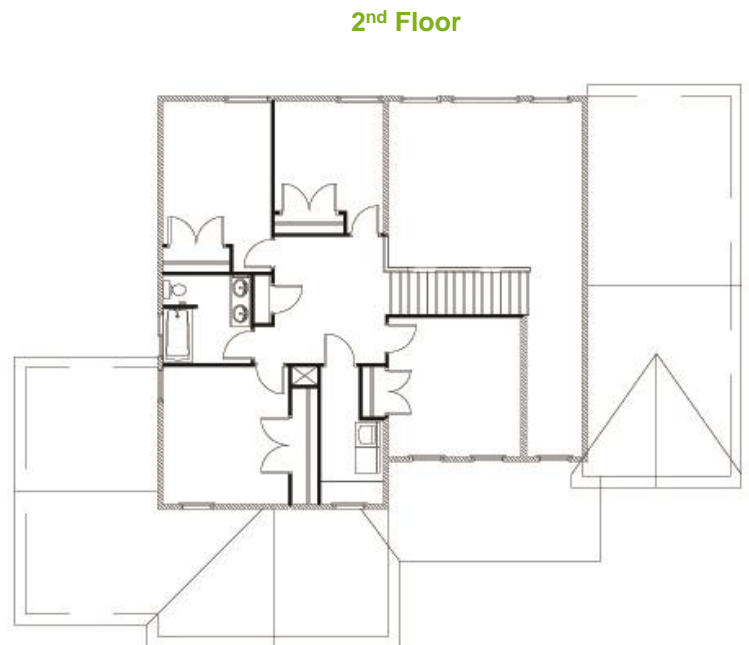
* Total livable space includes the finished basement option



Main Floor



Basement



2nd Floor

Maverick Floor Plan



Square Footage

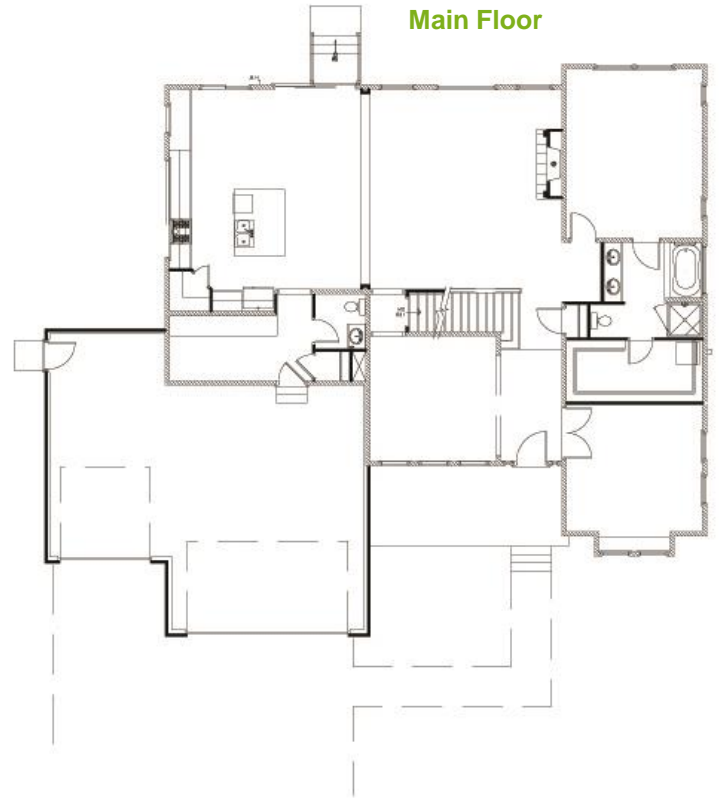
Main Floor: 2,037
Second Floor: 995
Basement: 1,882

Room Options

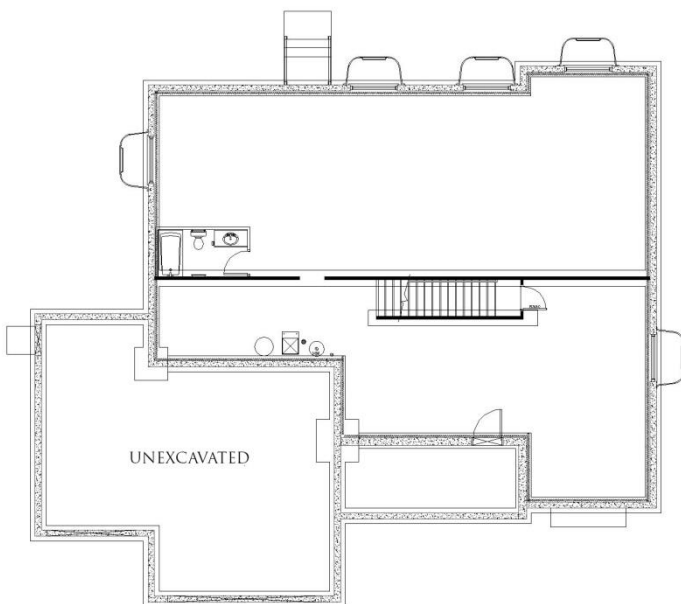
Bedrooms: 4
Bathrooms: 4
Garage: 2 or 3 car

Total Livable: 4,914*

* Total livable space includes the finished basement option



Basement



2nd Floor

