



## “Bella”

Our Bella homes feature the craftsmanship and attention to detail that have become the cornerstone of Solferino Home’s reputation. Whether it’s your first home or your dream home, our Bella series sets the standard.

We build our homes with life’s most important things in mind: family, friends, relaxation and recharging. At Solferino Homes, we build homes, not houses.

150’s to \$160’s Interior and Exterior Specifications

## ***Exterior***

### ❖ Stucco

All exterior walls with 6" LP fascia. Stucco trims on front elevation, LP soffits at all locations.

### ❖ Landscaping

Front yard only, including underground sprinklers and sod for front yard, drip system for flower beds with basalt rock, shrubs and trees as specified.

### ❖ Garage Doors

Classica 2000, insulated garage doors with Lift Master belt drives. Keyless entry included.

### ❖ Exterior Doors

Entry Door: Therma Tru, Classic Craft American Style, stain grade.

Exterior Doors: Codel, Fiberglass 2 panel paint grade.

### ❖ Concrete

Exterior Concrete to be Broom finished including the following...

Driveway	Walkway	Front Entry
Rear Patio	AC pad	Man door at garage

### ❖ Roof

IKO 30 year roof, color to be determined

Insulation per Washington State Code. R49 at attic, R21 at exterior walls, R30 at crawl space. R19 at garage walls and ceilings.

### ❖ Electrical/Media

Recessed can lighting for kitchen, great room and master.

5 TV/Net Drops

### ❖ Windows

Cascade Pro Low E Argon Gas windows with Cascade Pro Sliders. \$5,920.00 cost is included.

## ***Interior***

### ❖ Drywall/Paint

Rounded corners throughout with orange peel texture, interior walls and ceilings to be painted two different colors. Semi gloss latex enamel for mill-work.

### ❖ Doors/Trim

Interior doors 2 panel Craftsman style or equal with 5 1/4" base and 3 1/4 " base. Oil Rubbed Bronze or Nickel hinges and Dexter Schlage Seville Levers.

### ❖ Shelving

Single shelf and rod for hall closets, 5 shelves for pantry, 5 shelves for linen closets, double and single shelf and rod for bedrooms, layout to be determined.

### ❖ Cabinets

Waypoint 400 Series shaker door style with dove tail drawers, soft close doors and drawers, crown mold at upper cabinets.

### ❖ Plumbing

Delta Leland Series Oil Rubbed Bronze or Nickel finish. Elongated toilets. Drop in oval lav sinks, soaker tub in master, fiberglass shower pans, drop in stainless steel sink for kitchen

### ❖ Lighting Fixtures

Customer selected from KIE Supply *Bella* Series

### ❖ Hard Surface

Granite countertops in kitchen with full tile splash.

Laminated flooring in foyer, kitchen and hallway.

Tile floors and counters in master bath.

Vinyl floors at secondary bathrooms and laundry room.

Laminate countertops at secondary bedrooms and laundry room.

Tumble stone splashes at secondary bedrooms and laundry room.

Carpet for great room, bedrooms and closet with 8lb pad.

## ***Interior continued***

### ❖ Appliances

Whirlpool 30" slide in self cleaning range/cooktop.

Microwave Hood.

Whirlpool Gold Integrated Console Dishwasher.

Stainless Steel.

### ❖ Weather/Stripping

Compression in all exterior doors. Compression on garage to house door.

### ❖ Mechanical

Gas furnace with electric AC or heatpump if gas is not available

### ❖ Fireplace

36" fireplace insert.

### ❖ Shower Doors

Framed shower door at master bath and sliding glass doors at secondary bathrooms.

### ❖ Mirrors

Wall to wall mirrors at all vanity locations.

### ❖ Bath Accessories

Design House, Calisto, Oil Rubbed Bronze or Nickel finish

### ❖ Warranty

2-10 HBW Warranty Included.