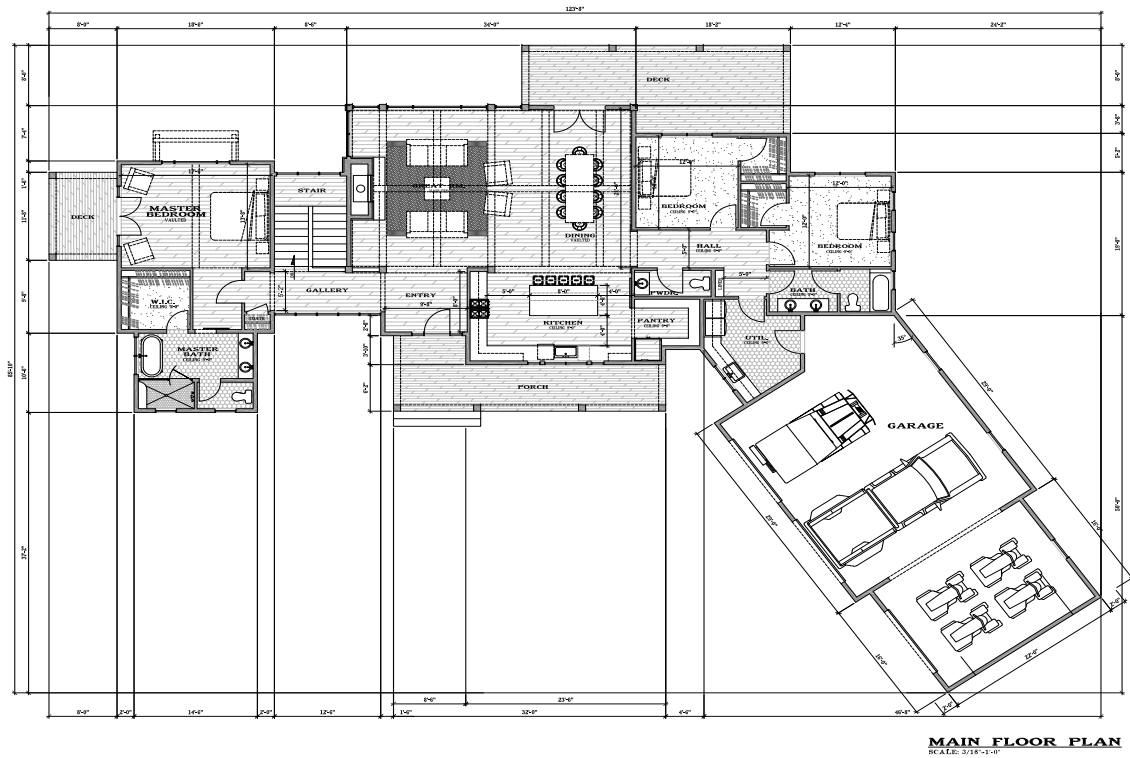


To be built by Mountain Crest Builders this beautifully designed mountain modern hillside home tastefully blends the beauty of natural wood siding, ledge stone and corrugated steel. Located in Arrow Hill Ranch Estates and is situated on 7.3 acres, this modern 3 bed, 2 1/2 bath, energy efficient home offers 2,610 Sq. Ft. of main level living and an unfinished 1,000 Sq. Ft lower level. The open main floor plan along with large windows throughout offer a light and open, airy design – perfect for taking in the breathtaking vistas of the Bitterroot Valley. On the main floor the home includes a private master and large main deck bringing the outside in, and extending the outdoor living space. The lower level is an ideal area for secondary living and a great space to pick up accessory rooms which can be finished for an additional \$60K.





## Summary/Overview:

***±2,610 Sq. Ft Main Floor Living***  
***±1,000 Sq. Ft Unfinished Lower-Level Living***

- ***3 Bedrooms***
- ***2.5 Bathrooms***
- ***3 Car Garage***

## Main Floor Architectural Features:

- 2 Panel Knotty Alder Interior Doors
- Alder Cabinets
- Full Height Cabinets in Kitchen
- Solid Surface Countertops
- Complimentary Tile Kitchen Backsplash
- Wide Plank Hickory Engineered Flooring
- Schluter Heated Flooring in Master Bath & Master Shower
- Large walk-in curb-less fully tiled Master Shower
- Private Master Patio
- Large Open Patio off Great Room
- Great Room Stone Fireplace with Beam Mantel
- Mendota DXV-42 Gas Fireplace in Great Room with Remote On/Off
- Ring Doorbell
- Samsung Smart Home Hub
- GE Profile Appliances
- Semi-Recessed Sinks in bathrooms
- Grohe Bathroom Plumbing Fixtures
- Blanco Silgranite Composite Undermount Kitchen Sink

# Construction Elements:

## Insulation:

Vaulted Roof Area: Cell Spray Foam applied directly to underside of roof sheathing.  
Roof Area: Combination Closed Cell Spray Foam & Batt insulation.  
Wall: 2" Closed Cell Spray Foam.  
Batt insulation applied between spray foam and sheetrock.  
Sound Walls: R-13 unfaced insulation between Great Room & Master bedroom.  
Floor Insulation: R-30 between lower living area and main floor living area

## Exterior Materials:

Pella Windows  
Stained Wood Shiplap Siding  
Heavy Timber Exposed Beams  
2 Piece Fascia & Shingle Mold  
Stone: Engineered Stone Veneer  
Corrugated Steel Architectural Element  
Roofing: 25 Year Architectural Shingles with full Water & Ice Shield underlayment.

## Other Plumbing/HVAC:

On-Demand Tank Less Hot Water heater with recirculation pump.  
2 Stage Forced Air Gas Furnace  
Heat Pump (for AC and Heating)

# Kitchen Appliances:

## BOSCH APPLIANCE PACKAGE



36" Freestanding French Door Refrigerator/Freezer

Ice & Water Dispenser with Tap Connection: Dispense water and (crushed) ice at the push of a button. MultiAirFlow™ cooling system boosts air circulation for even temperature throughout. SuperCool & SuperFreeze® ensure new room temperature groceries chill quickly.



30" Gas 5-Burner Range

5 Burners Add Flexibility to your Cooking  
A powerful 18,000 BTU center burner speeds up cooking time.  
The warming drawer keeps everything you cook warm and ready to serve.  
Heavy-duty Metal Knobs for a Premium Look and Feel



30" Chimney Wall Mount Hood

Bright LED lighting shines throughout the cooking surface  
Convenient timer built into control from 1-60 minutes.  
Absorb odors with charcoal replacement filters.



Dishwasher with CrystalDry Tech

42 dBA: Quietest Dishwasher Brand in the U.S.  
A flexible 3rd rack with fold down sides adds 30% more loading capacity.  
InfoLight® shines on the floor so you know the dishwasher's running.  
Patented new CrystalDry™ technology transforms moisture into heat  
up to 176°F to get dishes 60% drier,\* for the ultimate dry.



Triple Distribution Turntable Disk.  
Recessed Glass Turntable.  
Flush Installation.

## Kitchen Fixtures:



Blanco Professional Faucet

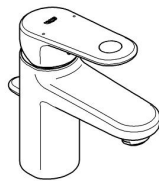


Blanco Silgranite Sink

## Master Bathroom Fixtures:



Kohler Semi-Recess Sinks



Grohe Faucet



Kohler 1 pc Toilet



Grohe Thermostatic Control



Grohe Shower Rain Head



Grohe Shower Adj. Arm



## Cabinets:

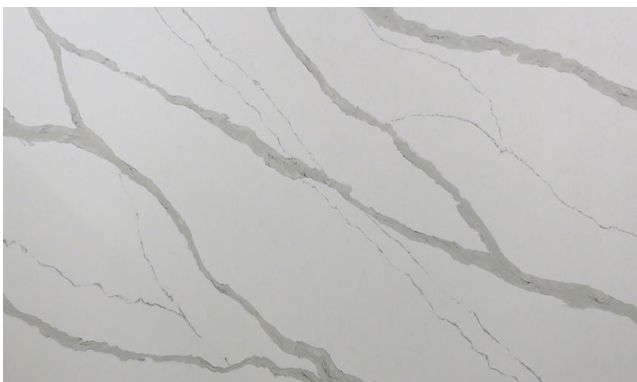
Door Style: Flat Panel with beveled interior edge

Material: Knotty Alder

Color: Caraway



## Solid Surface Countertops: (still time to choose)



Master Bath Vanity



Kitchen Island