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# ASHBURY

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Ashbury has 30 large custom home sites featuring our most popular home designs. This new luxury home community is nestled in the rural neighborhood of Felida, WA, with easy freeway access and proximity to Portland, Oregon.

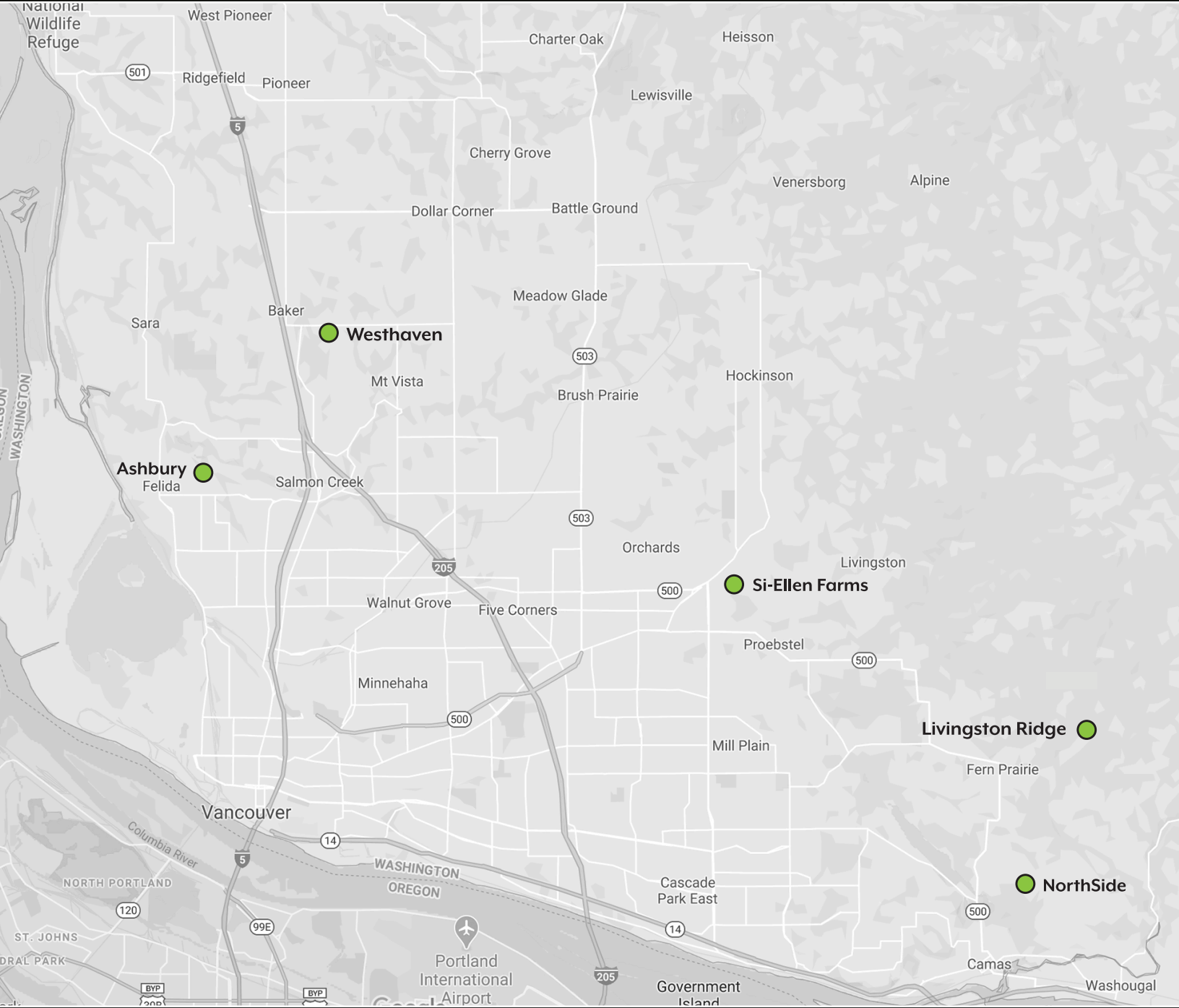


The Kingston team has decades of combined building and development experience in Clark County. Our knowledge and expertise are poured into every plan, detail and decision when building your new custom home.

[chris@kingstonhomesllc.com](mailto:chris@kingstonhomesllc.com) | (360) 521-7565 | [www.kingstonhomesllc.com](http://www.kingstonhomesllc.com)



Kingston Homes has several fabulous communities throughout Clark County offering green belt lots, community parks, and top rated schools.



A hallmark of Kingston Homes is our attention to quality and detail. Our custom homes are built to the highest of standards and expectations.





**ASHBURY**

● Available Lot  
Please inquire for custom pricing.

Chris Galyon | Sales Manager  
(360) 521-7565  
chris@kingstonhomesllc.com

# ASHBURY

## STANDARD FEATURES

### FRAMING

10' Ceilings First Floor (Per Plan)  
Raised Ceilings in Entry and Primary Suite (Per Plan)  
9' Ceilings Second Floor (Per Plan)  
Oversized Windows

### MILLWORK PACKAGE

2,3 or 5-Panel Faux Wood Doors 8' Doors  
6" Base with 3.5" Mitered Door/Window Casing  
Deluxe Millwork Package with Fully Wrapped Windows  
Painted Woodwork in Closets and Pantry

### KITCHEN

Slab Granite or Quartz Counters  
Delta or Essa Arctic Stainless Kitchen Faucet  
Stainless Steel Under-Mount Kitchen Sink  
Garbage Disposal  
Plumbed for Ice Maker  
Kitchen Aid Stainless Built-In Oven, Microwave, Dishwasher, Refrigerator  
5-Burner Gas Cooktop w/Broan Range Hood

### CABINETS

Oversized Custom Cabinetry  
Stained Alder or Beechwood Cabinet Allowance (Per Plan)  
Soft Close Drawers Throughout  
Solid Wood Drawer Boxes  
Staggered Height Cabinetry Design

### BATHROOM

Tile Flooring  
Slab Quartz/Granite Counter Tops in Full Baths  
Mud-Set Tiled Master Bath Shower w/ Frameless Glass System  
Tile Walled Tub Shower/Tile Showers in Secondary Baths  
Rectangle Undermount Sinks  
Gerber Elongated Toilets  
Delta Ashlyn or Lahara or Kyra BN or Chrome Bath Fixtures & Hardware

### FLOORING

Custom Hard Surface and Flooring Allowance  
Waterproof Laminate or Engineered Hardwood Floors in  
Kitchen, Nook, Great Room, Lower Floor Halls and Entry (Per Plan)  
Extensive Selection of Various Pocolain Tile

### FIREPLACE

Gas Fireplace with Tile Surround and Floating Mantel

### LIGHTING & PAINT

Custom Lighting Allowance  
Kitchen/Great Room Can Lights (10) Included  
Textured and Painted Interior Garage Walls  
One Interior Paint Color for Walls with White Ceilings & Trim

### LOW VOLTAGE

5.0 surround speakers  
2 locations RG-6  
5 locations CAT 6  
Central Networking Panel  
Pre-wire Subwoofer  
Pre-wire Wireless Access Point  
Pre-wire Security Panel  
Smart Keyless Entry Lock  
Smart Thermostat

### ENERGY EFFICIENCY

Electric Heat Pump For Heating and Cooling  
80 Gallon Energy Efficient Heat Pump Hot Water Heater  
Energy Recovery Ventilation System  
Energy Efficient Vinyl Windows  
R-23 (BIBS) Insulation in Walls  
R-38 Insulation in Floors  
R-49 Insulation in Ceilings

### EXTERIOR & MECHANICAL

3-Car Garages (Design and Size Per Plan)  
Covered Back Patios (Per Plan)  
Full Front and Backyard Landscaping  
Full Front and Backyard Sprinkler Systems  
Backyard 6' Pre-Stained Cedar Fencing  
Limited Lifetime Architectural Black Roofing  
Tyvek Weather Wrapped Exterior  
Complete Fiber Cement Siding with Three (3) Exterior Paint Colors  
Painted Hardi Shake or Board and Batt Accents  
Wayne Dalton 9605 Insulated Garage Doors  
Garage Door Opener with Keyless Entry  
Garage Doors with Windows and Black Hardware  
Stone at Front Elevation (Per Plan)  
Stained Wood Front Door with or without Glass  
Crawl Space Foundation  
2x6 Construction  
Kiln Dried Lumber  
I-Joist Engineered Floor Systems  
Fascia Boards at all Overhangs  
Perimeter Foundation Drains