



SI-ELLEN FARMS

Located in East Vancouver near Padden Parkway with easy access to I-205 in the desirable Hockinson School District. This location is conveniently located just outside of central Vancouver and 25 minutes from Portland, Oregon.



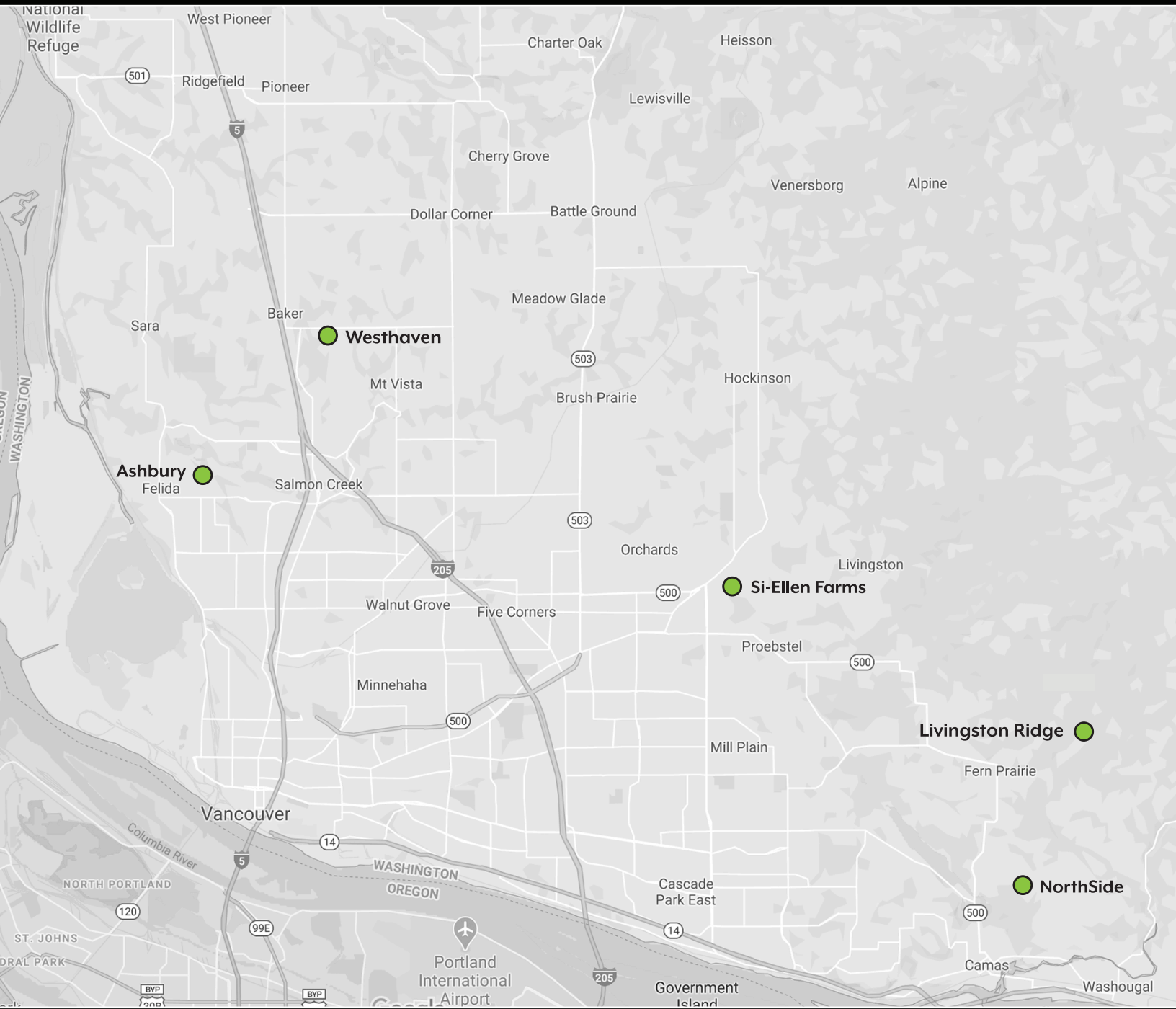
Expect Excellence

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 | (360) 521-7565 | 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.



Starting in the \$800s
Please inquire for custom pricing.

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



SI-ELLEN FARMS

STANDARD FEATURES

FRAMING

9' Ceilings First Floor
Raised Ceilings at Entry and Master Bedroom (Per Plan)
8' Ceilings Second Floor
Oversized Windows

MILLWORK PACKAGE

2,3 or 5-Panel Faux Wood Doors
5.5" 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
Brushed Nickel, or Chrome Hardware
Delta Leland or Essa Brushed Nickel Kitchen Faucet
Stainless Steel Under-Mount Kitchen Sink
Garbage Disposal
Stainless Steel Cabinet or Full Depth Refrigerator
Plumbed for Ice Maker
Whirlpool Stainless Built-In Oven, Microwave, Dishwasher,
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 and Counter Tops in Full Baths
Mud-Set Tiled Master Bath Shower w/ Frameless Glass System
Delta Ashlyn or Lahara BN or Chrome Bath Fixtures & Hardware
Gerber Logan Square Sinks
Gerber Toilets

FLOORING

Custom Hard Surface and Flooring Allowance
Laminate Wood Floors in Kitchen, Nook, Great Room,
Lower Floor Halls and Entry

LIGHTING & PAINT

Custom Lighting Allowance
Kitchen/Great Room Can Lights (10) Included
Drywall Through Fire Tape in Garages
One Interior Paint Color for Walls with White Ceilings & Trim

FIREPLACE

Gas Fireplace with Tile Surround and Floating Mantel

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
"August" Smart Keyless Entry Lock
Smart Thermostat

ENERGY EFFICIENCY

Energy Star Built Homes with Energy Performance Score
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 (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
Stone at Front Elevation (Per Plan)
Stained Fir Front Door with or without Glass
Garage Door Opener with Keyless Entry
Garage Doors with Windows and Black Hardware
Crawl Space Foundation
2x6 Construction
Kiln Dried Lumber
I-Joist Engineered Floor Systems

FEATURE SET 2