



8/31/2008

The Black Mountain – Turn-Key Custom Log Home

General Description:

- 1 – level home with 3 bedrooms and 2 baths on an unfinished basement.
- A finished basement option is available which would add 2 additional bedrooms, a full bath, family room, and a large unfinished mechanical/storage room, totaling an additional 1480' heated sq. ft. and 536' unheated sq. ft.
- 1st floor Heated Square Footage – 2016'
Total Basement Square Footage – 2016'
Porches/Deck Square Footage – 1048'
- Requires lot with a comfortable building envelope.
- 9'+ ceilings in basement, 8' ceilings on 1st floor with 8 x 6 “D” logs and dovetail corners with some vaulted ceilings.
- Gable end walls to be stud framed with either log siding or board and batten siding. Some heavy timber framing and cedar shake siding can be used as accents.
- Log materials are treated with a patented process to minimize log shrinkage and come with a 30-year manufacturers warranty.
- 400 series Andersen windows and patio doors with double insulated glass, Low E, in Forest Green, Sandtone, or Terratone exterior and a pine interior finish.
- Custom made oak cabinets in kitchen and baths. Solid surface countertops.
- Hardwood or ceramic tile floors in kitchen. Ceramic tile floors in baths, and hardwood floors on all other 1st floor rooms.
- All ceilings to have 1x8 T/G.
- All interior partition walls to be a mixture of 1x8 T/G and drywall (60/40% mix.).
- Solid pine paneled interior doors.
- Vented gas or wood burning fireplace with stone surround.
- A stucco exterior foundation finish.
- **Includes – Allowances for site excavation, driveway, walkway, appliances, well, and septic.**

Note: The topography and building site of an individual lot may affect certain allowances and costs reflected in the turn-key pricing.

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