



8/31/2008

The Grand View – Turn-Key Custom Log Home

General Description:

- 1 ½ story home with 2 bedrooms and 2 ½ baths on an unfinished basement.
- A finished basement option is available which would add a bedroom, a full bath, family room, and a utility/mechanical room, totaling an additional 871' heated sq. ft. and 185' unheated sq.ft.
- 1st and 2nd floor Heated Square Footage – 1658'
Total Basement Square Footage – 1056'
Porches/Deck Square Footage – 828'
- Requires a lot with a moderate building envelope.
- 9'+ ceilings in basement, 9'+ ceilings on 1st floor with 6x12 logs and dovetail corners. 8' stud wall height with vaulted ceilings on 2nd floor.
- 2nd floor walls to be stud framed with either log siding, cedar shake siding or board and batten siding. Some heavy timber framing 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 and 2nd 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.
- Non-vented gas fireplace with stone surround located in the lower level family room.
- 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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