



8/31/2008

## The Mount Mitchell – Turn-Key Custom Log Home

### General Description:

- 1 ½ - story home with 5 bedrooms and 3 baths on an unfinished basement.
- A finished basement option is available which would add a 2nd master suite with a full bath, a family room, and a large unfinished mechanical/storage room totaling an additional 955' heated sq. ft. and 629' unheated sq. ft.
- 1<sup>st</sup> and 2<sup>nd</sup> floor Heated Square Footage – 2554'  
Total Basement Square Footage – 1584'  
Porches/Deck Square Footage – 1086'
- Requires lot with a comfortable building envelope.
- 9'+ ceilings in basement, 9'+ ceilings on 1<sup>st</sup> floor, with 6x12 logs and dovetail corners. 8' stud wall height with vaulted ceilings on 2<sup>nd</sup> floor.
- 2<sup>nd</sup> floor 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 1<sup>st</sup> and 2<sup>nd</sup> 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.
- 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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