

# Legend at *Russell Gardens*

## Included Amenities

**DRAFT**

### Kitchen

- Choice of cabinet styles and finishes with soft-close doors and drawers, in a variety of stains and knob selections
- Quartz solid surface, kitchen counter tops with full tile backsplashes
- Samsung® stainless steel appliances
- Under mount sink with pull-down faucet and garbage disposal

### Interior

- 9 foot ceilings on main floor. Some vaults & 2-Story spaces
- Luxury Vinyl Planks (LVP) in entry, powder bath, kitchen, great room, and main floor utility
- Tile flooring in master bath (vinyl in Kearney only)
- Durable, contemporary vinyl flooring in additional full bathrooms and upper floor utility
- Choice of stain resistant carpeting, with 8 lb. pad, throughout remainder of home
- Large format tile countertops in all full bathrooms with 6" backsplash
- Moen® bath faucets and valves in with three style choices
- High-performance TOTO® toilets with elongated bowl
- Rectangular china sinks in bathrooms and pedestal sink in powder
- Uponor PEX water piping throughout
- Electronic ignition gas fireplaces
- RG6 Cable TV and CAT6 structured wiring outlets in 6 locations
- Hardwired Pro-Ring® Video Door Bell
- Programmable Wi-Fi capable thermostat
- Pre-Wired for air conditioning
- Fully wood wrapped interior 'picture-framed' windows
- Painted woodwork throughout
- Kwikset knobs or levers in several finishes and styles
- 30" upper cabinet in laundry room
- White outlets, cover plates with Decora switches
- Pre-wired for 2 ceiling fans
- Dedicated circuit for a freezer & future electric vehicle charging station in garage
- LED recessed can lights (locations per plan)
- Generous lighting allowance

### Master Suite

- Vanity cabinets with rectangular double raised sinks
- Large format tile countertops with 6" backsplash
- Freestanding Soaker Tub (some plans)
- Shower with tile walls and frameless glass surround (fiberglass shower in Kearney Only)
- Walk-in closets with wood shelves and aromatic cedar lining

### Exterior

- Innovative exterior elevations and
- 8ft painted fiberglass entry doors
- Broom finished cement driveway, front walk, porch and back covered patio (per plan)
- HardiPlank, HardiPanel, HardiShake siding with HardiTrim including 30-year manufacturer's warranty
- Limited lifetime warranty composition roof with metal accents (per plan)
- Garage walls flush coat and PVA (primer)
- Carriage style insulated garage doors with windows
- Garage door opener with 2 remote controls, keyless entry
- Professionally landscaped front yards with sprinkler system and drip irrigation
- Front yard landscaping maintained by the HOA
- 2 exterior outlets and 2 hose bibs (front and rear yard)
- Rear yard cedar privacy fence with 6 ft good neighbor style front and side fencing

### Legend EarthSmart Features

- Third-Party inspections and certification, including: Ductwork, Blower Door Test and Lumber Moisture Certification.
- Energy Trust of Oregon's Energy Performance Score, an independent assessment of energy consumption and carbon emissions.
- Legend Homes Exclusive Energy Bill Guarantee
- Heavy duty insulated windows with low-E glazing and energy efficient 0.30 U factor
- Advanced window installation system to prevent water and air leakage
- 95%+ efficient forced air gas furnace and ductwork located within living space of home, reducing energy and natural gas consumption
- Tankless Water Heater with Recirculation
- Minimum of 90% LED lighting throughout home
- R-23 blown-in fiberglass wall insulation at exterior walls for energy conservation
- R-49 ceiling and attic insulation, R-38 flooring and vaulted ceilings
- Insulated exterior doors, including garage door
- Zonal pressure relief to maintain consistent atmosphere throughout
- Whole house fresh air ventilation system with programmable thermostat
- High efficiency media filters to reduce pollen and dust particles
- Low VOC paints, carpeting and other surfaces
- Carbon Monoxide Detectors
- Vapor and radon barrier in crawl space
- Water saving showerheads, faucets and water closets
- Low-impact landscaping and drip irrigation to conserve water

\*See sales representative for details. Legend Homes reserves the right to modify or change the floorplans, elevations and materials without prior notice or obligation.022019



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