

Upland Meadows

Charity
LOT 45

881 E Maple Brook Ave Hermiston, OR 97838

3 Bedrooms 2 Bathrooms 1,892 Sq. Ft. 2 Car Garage 444,620

MOVE IN WINTER



The Charity stands out for how it uses its 1,892 square feet to balance openness with real-life versatility. A front bedroom sits just off the entry, making it a perfect home office, schoolroom, or dedicated play space separate from the main living areas. The second bedroom connects to the hallway bath, creating a comfortable second en suite for guests. At the heart of the home, the open kitchen, dining, and great room foster natural gatherings throughout the day. With its thoughtful layout and flexible spaces, the Charity supports a range of everyday moments with ease.

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HOMES

541-403-5150

In a continual effort to improve our product, MonteVista Homes reserves the right to change product design, features, materials, floor plans, specifications, prices and terms without prior notice. Square footage stated or implied are approximate. Images may be representative of future home and show what's possible not what's included. Seller is a licensed real estate broker in the State of Oregon. CCB#203709

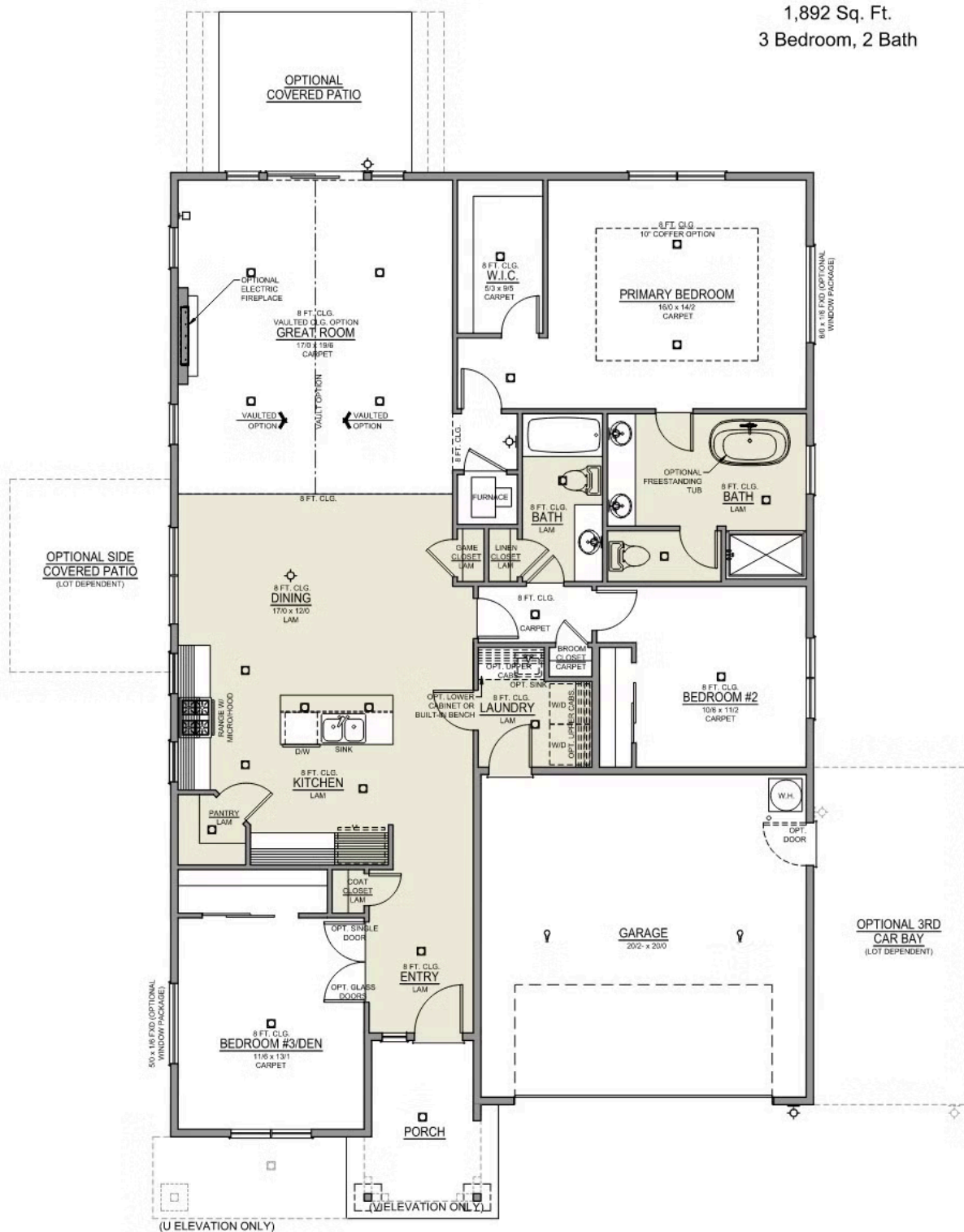


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3 Bedroom, 2 Bath



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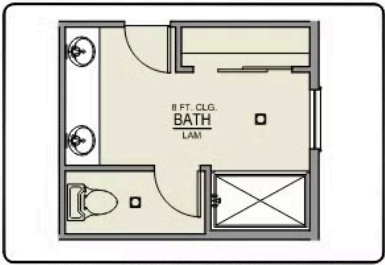
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 2 Car Garage

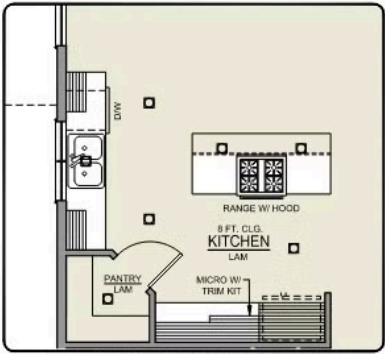
 444,620

Charity 2-Car

1,892 Sq. Ft.
3 Bedroom, 2 Bath



PRIMARY BATH LINEN CLOSET OPTION



ISLAND HOOD OPTION

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OPTIONS

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 3 Bedrooms

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- Interior Color Package: "Granite Shoreline". Includes Stained Cabinets.
- Interior Walls/Trim: Walls - "Drift of Mist" , Trim - "Pure White"
- Exterior Color Package: Timberline Meadows | Body: SW7638 | Trim (All): SW7045 | Accent (All): SW2848 | Stone (Where Applicable): Chapel Hill
- Light Fixtures: (Upgrade) "Acadia" - Black
- Door Hardware: (Upgrade) Black. "Ladera" Levers with "Amador" Front Door.
- Bathroom: Upgrade finishes to BLACK. Soaker Tub INCLUDED. All bathrooms. (Plumbing Fixtures, bath accessories and shower door hardware)
- Bathroom: Every Glass Shower Enclosure - Color Choice - "Clear Glass".
- Appliances Package: Washer & Dryer (Electric)
- Electrical: Tech Package Pre Wire - Includes Panel, 110 outlet, 1 Dual Wall Plate (Coax & Ethernet) in Great Room
- Windows Package: Optional Windows
- Appliances: Refrigerator - French Door
- Appliances: Replace Freestanding Wall Range with Slide in Gas Range (Only applicable for wall range kitchen configurations)
- Laundry Uppers: Add 36" PAINTED Upper Cabs above Washer/Dryer. Paint: Parchment (Equivalent to SW7008 Alabaster)
- Kitchen: Wall Range. 36" PAINTED Cabinets. All Kitchen & Bath Cabs Painted. (Premier/Origin: Upgrade Kitchen to 36" Painted Cabs. Distinct: Upgrade Kitchen Cabs to Painted). Paint: Parchment (Equivalent to SW7008 Alabaster)
- Laundry Lower: Add Lower Cabs & Sink PAINTED. Quartz Top & Backsplash. Includes Moen-Integra Stainless Pull-Out Faucet. ** FOR AN UPGRADED FAUCET IN BLACK OR STAINLESS, BUYER MUST UPGRADE TO A MOEN ARBOR FAUCET. Paint: Parchment (Equivalent to SW7008 Alabaster)
- Cabinets: Doors & Pulls - Black
- Bathroom: Shampoo Niche in Tile Shower. 16x22
- Bathroom: Tile Shower in Place of Full Fiberglass Shower. 5-ft Shower w/ Fiberglass Pan
- Exterior Covered Patio: Rear - 16x10
- Electrical: Ceiling Fan - PRE-WIRE ONLY. Per Room. (For rooms with 2 or 4-light configurations: See plan for applicability).
- Electrical: Exterior - Holiday Lighting Package. Two Dedicated 110V outlets under the eaves with an Interior switch.
- Kitchen: Pendant Lights over Kitchen Island - In place of recessed LED - Black
- Electrical: Surface Mount LEDs. Add 2 for 4 total + Dimmer switch. For Primary Bedroom (N/A for Florence).
- Electrical: Shower - Can Light
- Fencing: White Vinyl. 6' Tall. (50 ft Min Order)
- Fencing Gate: White Vinyl. 6' Tall, 4' Walk Gate
- Doors: Upgrade Front Door. CRAFTSMAN with upper Clear Glass window
- Flooring: Great Room - Wood Laminate (Casita Court)
- Flooring: Hallway Down & Linen Closets - Wood Laminate (Casita Court)
- Garage: Garage Door Glass. Double Car Door
- Garage: Garage Door Opener
- Garage: Garage Door Opener Wireless Keypad
- HVAC: System - Air Conditioner (Includes PreWire). *Not available for Duets.
- Fireplace: Electric Fireplace - Drywall Only w/ Mantle
- Fireplace: Add Shiplap to Electric Fireplace/s (If more than 1: Change Qty & Indicate Location/s)
- Garage: Insulated 2 Car Garage - Insulated Walls and Ceiling (Includes Insulated Garage Door).
- Landscape: Backyard Landscaping. Up to a 60-ft wide lot
- Exterior: Stone on all Front Column(s)
- Exterior: Stone Garage Wing Wall

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