

# Willowbrook

Charity  
LOT 145

1256 NW Fairway Rd. Madras, OR 97741

🏠 3 Bedrooms

🚿 2 Bathrooms

🏠 1,892 Sq. Ft.

🚗 3 Car Garage

🏷️ 499,997

SUMMER SAVINGS HAPPENING NOW!



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. This home sits across the street from the community park and is adjacent to the golf course.

**MonteVista**  
HOMES

541-234-8789

*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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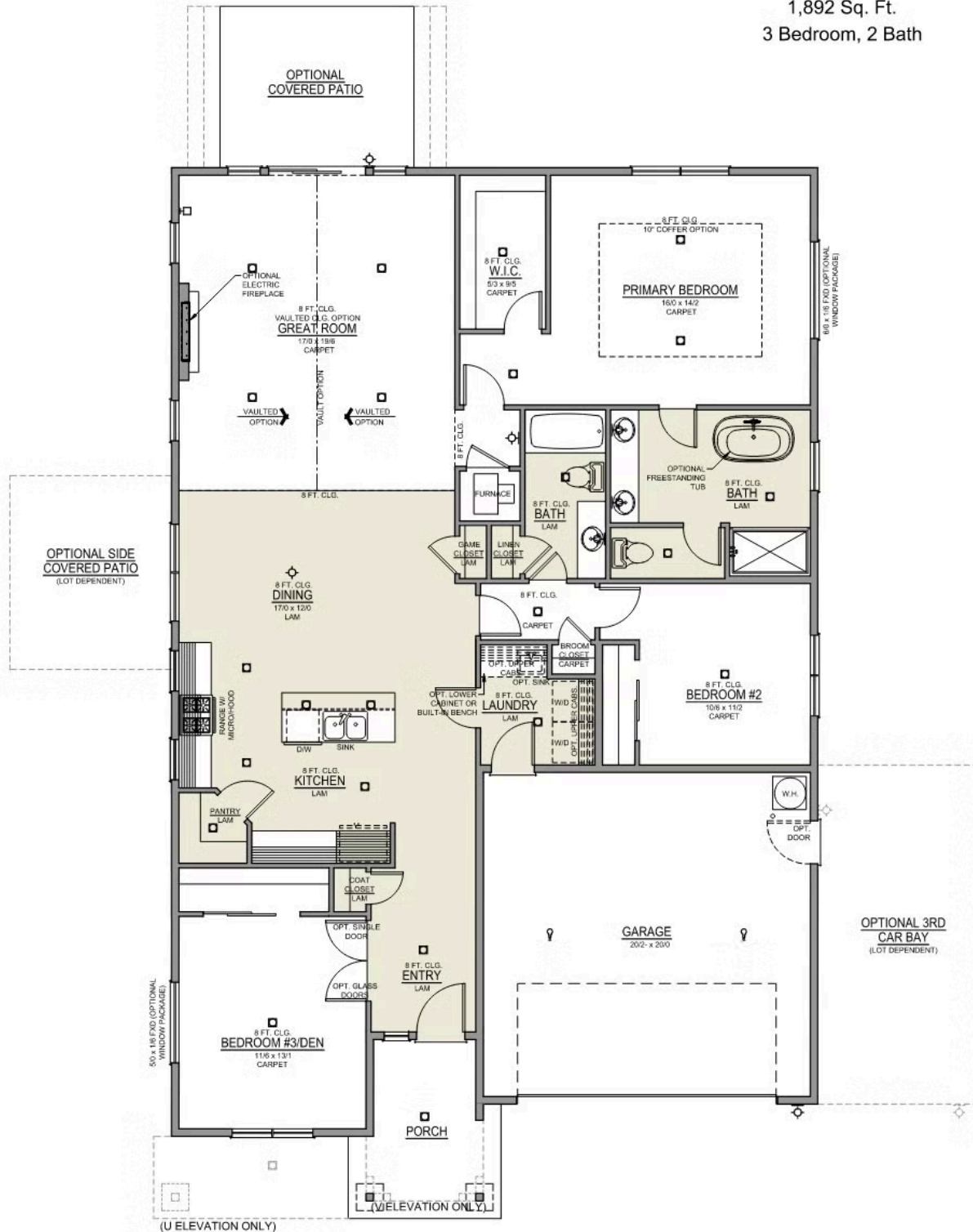
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## Charity 2-Car

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



3 Bedrooms

2 Bathrooms

1,892 Sq. Ft.

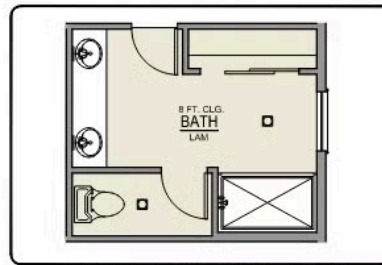
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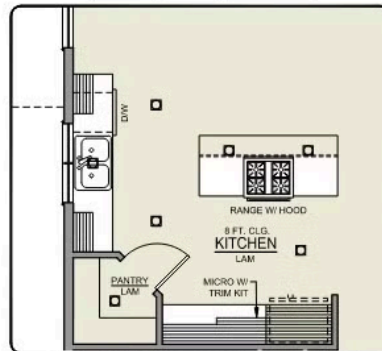
## Charity 2-Car

1,892 Sq. Ft.

3 Bedroom, 2 Bath



PRIMARY BATH LINEN  
CLOSET OPTION



ISLAND HOOD OPTION

## OPTIONS

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- Interior Color Package: "Granite Shoreline". Comes with Stained Cabinets.
- Interior Walls/Trim: Walls - "Drift of Mist" , Trim - "Pure White"
- Exterior Color Package: Twilight Ridge
- Light Fixtures: Acadia
- Doors: Standard Hardware. Cove knobs / Amador front door handle.
- Bathroom: Upgraded finishes in BLACK. Soaker Tub NOT included. All bathrooms. (Plumbing Fixtures, bath accessories and shower door hardware)
- Bathroom: Every Glass Shower Enclosure - Color Choice - "Clear Glass".
- Electrical: Tech Package Pre Wire - Includes Panel, 110 outlet, 1 Dual Wall Plate (Coax & Ethernet) in Great Room
- Windows Package: Optional Windows
- Ceilings: (Premier Series Only) Vault in Great Room and Coffered Ceiling in Primary Bedroom.
- Kitchen: Island Range/Hood. 36" PAINTED Cabinets. All Kitchen & Bath Cabs Painted. Sliding Window over the sink.
- Laundry Uppers: Add 30" PAINTED Upper Cabs above Washer/Dryer. (Premier/Origin Series)
- Laundry Uppers: Add Upper Cabinets above Lower Cabinets. 30" PAINTED (Premier/Origin Series)
- 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.
- Cabinets: Specify Color of Knobs and Pulls
- Kitchen: Full Height Tile Backsplash
- Counters: Quartz Counters and Backsplash (6") in Kitchen
- Counters: Quartz Counters and Backsplash in Guest Bath
- Counters: Quartz Counters and Backsplash in Primary Bathroom. The Shower in place of Walk-In Fiberglass Shower w/ Fiberglass Pan
- Electrical: Exterior - Holiday Lighting Package. Two Dedicated 110V outlets under the eaves with an Interior switch.
- Electrical: Interior - In-Floor Outlet (Includes Return Trip to pull wires and set plates after move in)
- Kitchen: Under Cabinet Lighting
- Doors: Upgrade Den. Replace Solid Double Doors with Full-Light Glass Double Doors.
- Doors: Upgrade Front Door. CRAFTSMAN with upper Clear Glass window
- Doors: Upgrade Interior Doors. 5-Panel. (Includes Fire Door).
- Garage: Man Door (Exterior door from garage to outside). Includes: Exterior coach light, 6'-8" 2-Panel door, and 40"x36" concrete landing.
- Doors: Upgrade Kitchen Pantry Door. Glass - Frosted w/ Border.
- Flooring: Great Room - Wood Laminate (Casita Court)
- Flooring: Hallway Down - Wood Laminate (Casita Court)
- Garage: Garage Door Glass. Double Car Door
- Garage: Garage Door Glass. Single Car Door
- Garage: Garage Door Opener
- Garage: Garage Door Opener Wireless Keypad
- Garage: Third Car Garage
- Garage: Third Car Garage Door Opener
- HVAC: Air Conditioner Only (Optional "PreWire" must be previously selected).
- HVAC: PreWire Only. For future Air Conditioner or Mini Split. Dedicated 220 Outlet.
- Fireplace: Electric Fireplace - Drywall Only w/ Mantle
- Fireplace: Add Shiplap to Electric Fireplace
- Landscape: Backyard Landscaping. Up to a 60-ft wide lot
- Exterior: Stone on all Front Column(s)
- Exterior: Stone Garage Wing Wall
- Kitchen: Farm Sink - Stainless Steel Single Bowl

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\*\*REQUIRES QUARTZ COUNTERTOPS\*\*

Kitchen or Laundry. Upgrade Faucet to Moen. SPECIFY Location(s) and Color. ( Kitchen or Laundry. Black or Spot Resistant Stainless)

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