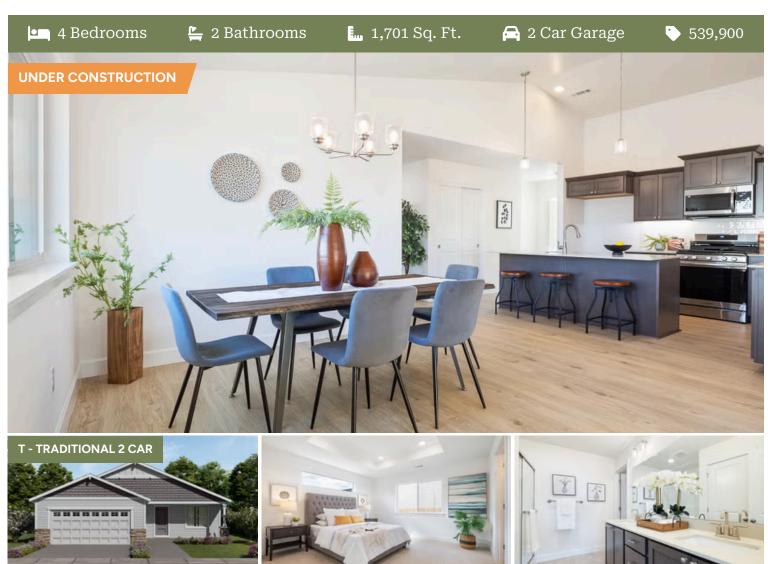
#### **Canyon Trails**

### Charlotte Premier LOT 32

1144 NW Varnish Ln. Redmond, OR 97756



- Kitchen Island with Sink
- · Quartz Countertops throughout Home
- Open Great Room with Fireplace

- Kitchen Pantry
- Stainless Steel Kitchen Appliances
- Laundry Room



541-640-5225



# Charlotte Premier LOT 32

1144 NW Varnish Ln. Redmond, OR 97756

4 Bedrooms

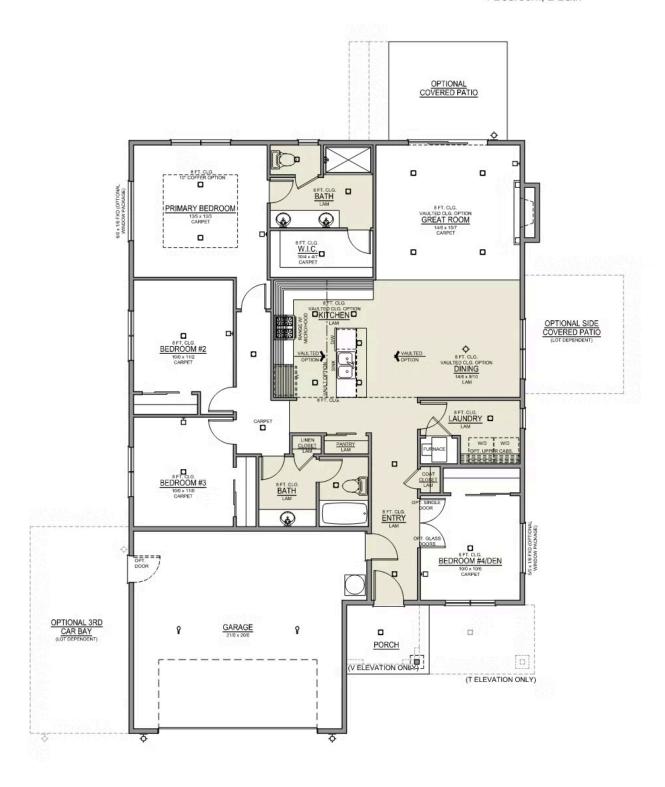
2 Bathrooms

1,701 Sq. Ft.

🔁 2 Car Garage

539,900

Charlotte 2-Car 1,701 Sq. Ft. 4 Bedroom, 2 Bath



# Canyon Trails OPTIONS

## Charlotte Premier LOT 32

1144 NW Varnish Ln. Redmond, OR 97756

4 Bedrooms

2 Bathrooms

1,701 Sq. Ft.

🔁 2 Car Garage



- Interior Color Package: "Haven Valley". Painted Cabinets (All cabinets in house MUST be selected as "PAINTED")
- Exterior Color Package: Deschutes Frost
- Light Fixtures: Acadia
- Doors: Hardware Standard. "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: Shower Enclosure(s) Glass Color Choice
- 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.
- Laundry Room: Add Upper PAINTED 36" Cabinets above Washer/Dryer.
- Kitchen: 36" Cabinets. PAINTED Kitchen & Bathroom Cabinets.
- Cabinets: Specify Color of Knobs and Pulls
- Counters: Quartz Counters and Backsplash in Kitchen

- Counters: Quartz Counters and Backsplash in Guest Bath
- Counters: Quartz Counters and Backsplash in Primary Bath
- Electrical: Recessed LEDs. Add 2 for 4 total+ Dimmer in Primary Bedroom.
- Flooring: Hallway Down Wood Laminate (Casita Court)
- Garage: Garage Door Opener
- Garage: Garage Door Opener Wireless Keypad
- HVAC: Air Conditioner Only (Optional "PreWire" must be previously selected).
- HVAC: Air Conditioner PreWire. Dedicated 220 Outlet (For AC or MiniSplit)
- Fireplace: Gas Fireplace (Direct Vent) with Mantel and Stone Surround
- Landscape: Backyard Landscaping. Up to a 60-ft wide lot
- Kitchen: Farm Sink Stainless Steel Single Bowl
   \*\*REQUIRES QUARTZ COUNTERTOPS\*\*
- Kitchen or Laundry Sink: Upgrade Faucet to Moen Arbor. SPECIFY Location(s) and Color (Kitchen or Laundry, and Black or Spot Resistant Stainless).

MonteVista

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