# Feather Ridge

## Astoria
### LOT 138

3996 SW Obsidian Pl. Redmond, OR 97756

2 Bedrooms | 1 Bathrooms | 880 Sq. Ft. | 2 Car Garage | 375,000

MODERN ELEVATION - TIMBERLINE MEADOWS

The Astoria is a highly efficient, low-maintenance home that makes the most of its 880 square feet. Its focused layout features a connected great room and kitchen, creating a practical hub for daily routines and relaxation. Two bedrooms and a single bath offer just the right amount of space for simple, easy living. Designed for buyers who value a compact footprint, the Astoria provides an approachable and welcoming foundation for a comfortable life.

MonteVista HOMES

541-640-5225

*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*

EQUAL HOUSING OPPORTUNITY

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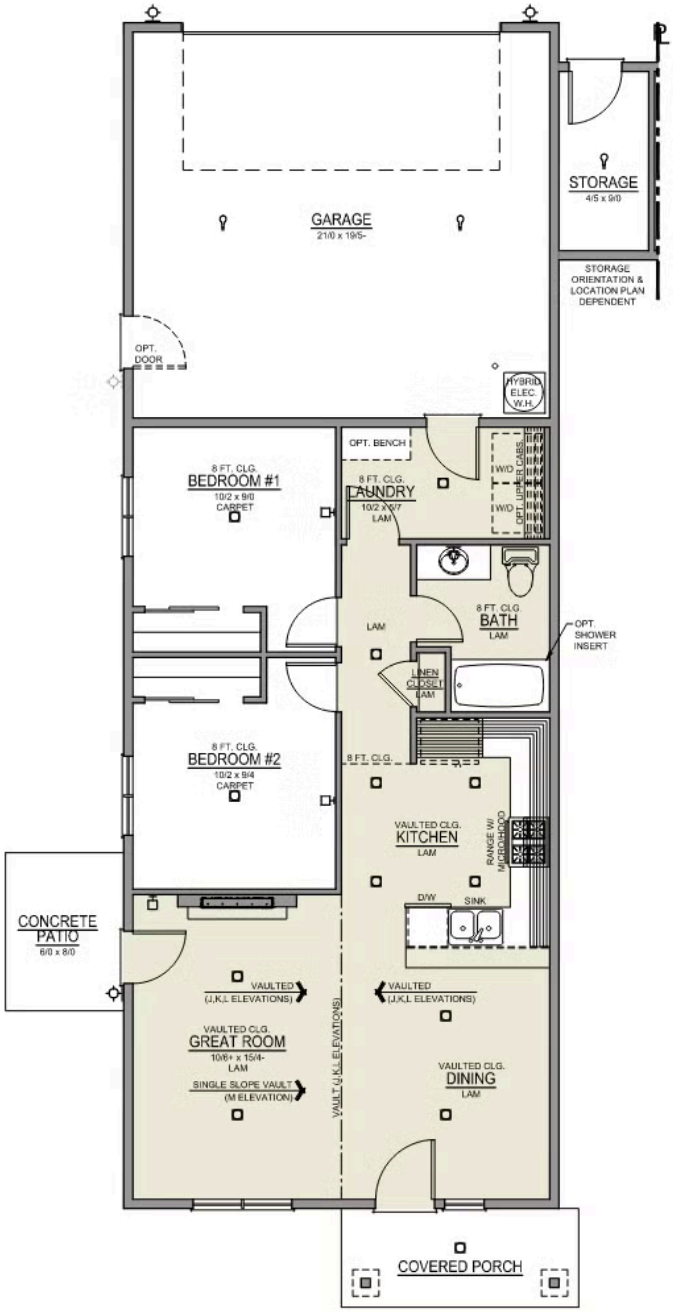
Astoria 2-Car
880 Sq. Ft.
2 Bedroom, 1 Bath



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## OPTIONS

**Astoria**
**LOT 138**

3996 SW Obsidian Pl. Redmond, OR 97756

2 Bedrooms | 1 Bathrooms | 880 Sq. Ft. | 2 Car Garage | 375,000

- Interior Color Package: "Mountain Vogue". Painted Cabinets (All cabinets in house MUST be selected as "PAINTED")
- Exterior Color Package: Spring Mist
- Light Fixtures: Acadia
- Doors: Hardware Standard. "Cove" knobs / "Amador" front door handle.
- Electrical: Tech Package Pre Wire - Includes Panel, 110 outlet, 1 Dual Wall Plate (Coax & Ethernet) in Great Room
- Cabinets: Specify Color of Knobs and Pulls
- Countertops: Quartz in Kitchen
- Backsplash: Quartz (6") in Kitchen.
- Electrical: Ceiling Fan - PRE-WIRE ONLY. Per Room (For Bedroom 2, 4, or 3/Den) + 1 Additional LED light.
- Garage: Garage Door Opener
- Garage: Garage Door Opener Wireless Keypad
- HVAC: System - Ductless Heating & AC "Mini Split" (Includes Prewire).
- Landscape: Duets - Replace Side Yard "Gray gravel" with "Sod & 1 Sprinkler Zone".

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