

# Feather Ridge

Manzanita  
LOT 99

4091 SW Pumice Ave. Redmond, OR 97756

3 Bedrooms 2.5 Bathrooms 1,415 Sq. Ft. 2 Car Garage 470,000

UNDER CONSTRUCTION



The Manzanita brings surprising openness to its 1,415-square-foot footprint, with a bright, connected main-floor living space. Upstairs, the traditional bedroom layout keeps life feeling organized and restful, with each room offering comfortable space without excess. Designed for buyers who want simplicity paired with thoughtful flow, the Manzanita delivers a home that feels easy to live in.

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*



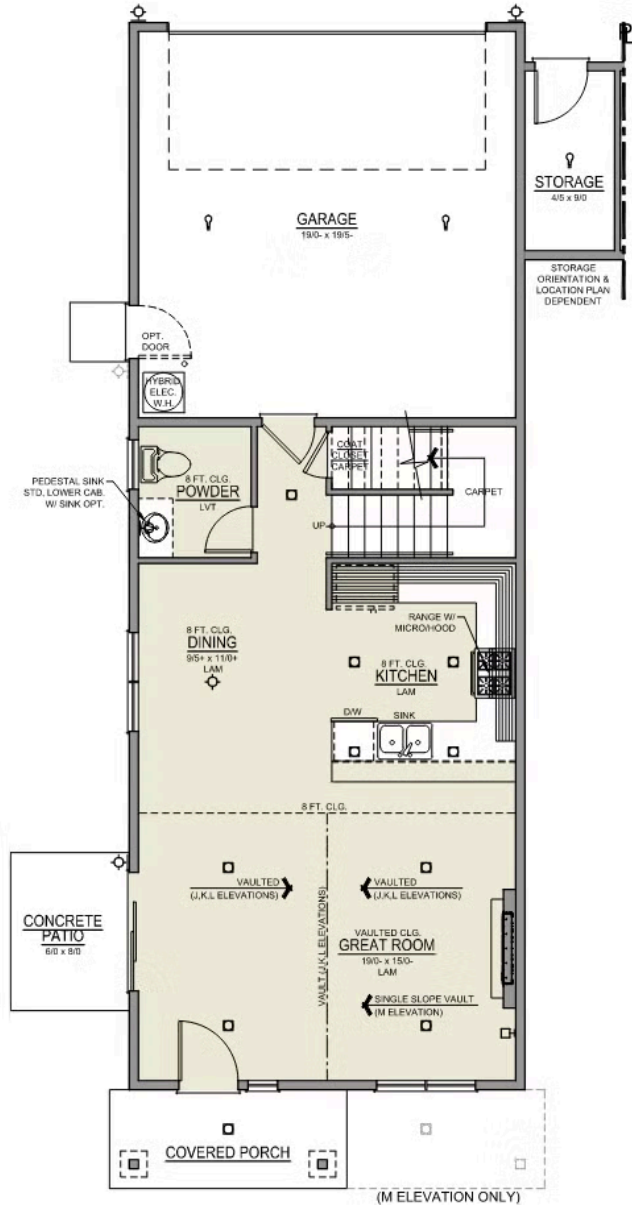
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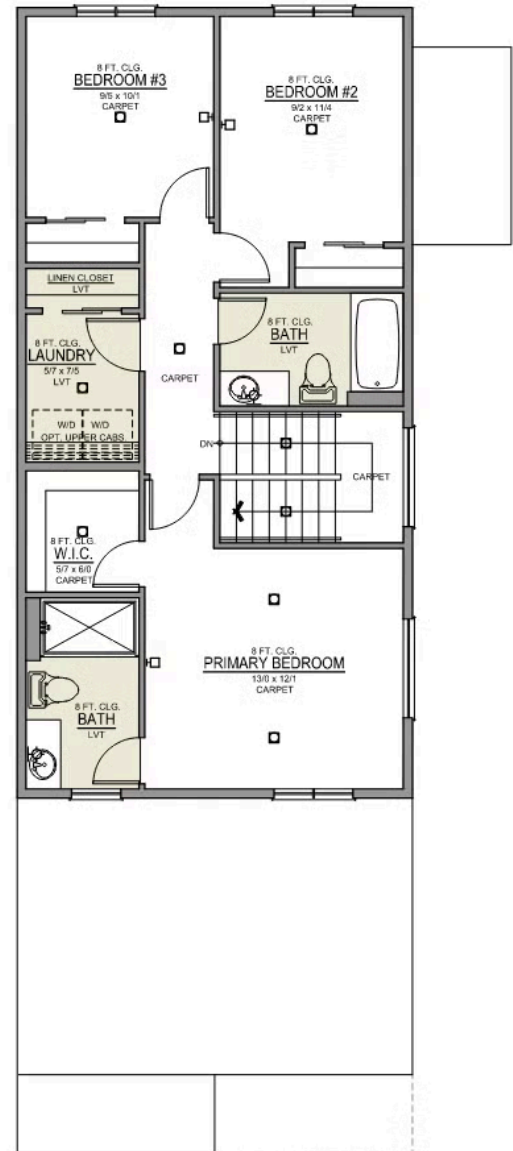
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**Manzanita 2-Car**  
1,415 Sq. Ft.  
3 Bedroom, 2.5 Bath



MAIN FLOOR



UPPER FLOOR

# Feather Ridge

## OPTIONS

Manzanita  
LOT 99

4091 SW Pumice Ave. Redmond, OR 97756

 3 Bedrooms

 2.5 Bathrooms

 1,415 Sq. Ft.

 2 Car Garage

 470,000

- Interior Color Package: "Mountain Vogue". Comes with Stained Cabinets.
- Interior Walls/Trim: Walls - "Pure White" , Trim - "Drift of Mist"
- Exterior Color Package: Cascade Falls
- Light Fixtures: Acadia
- Doors: Standard Hardware. Cove knobs / Amador front door handle.
- Bathroom: Every Glass Shower Enclosure - Color Choice - "Obscure Glass".
- Corner Lot Exterior Package: Includes Window trim on Corner Side, Flatwork and Corner Lot Landscaping up to the rear of the house.
- Electrical: Tech Package Pre Wire - Includes Panel, 110 outlet, 1 Dual Wall Plate (Coax & Ethernet) in Great Room
- Kitchen: Base House (Premier/Origin). Wall Range, 30" STAINED Cabinets (All Kitchen & Bath Cabs Stained).
- Cabinets: Specify Color of Knobs and Pulls
- Countertops: Quartz in Kitchen (Kitchen Backsplash to be chosen separately).
- Backsplash: Quartz (6") in Kitchen.
- Counters: Quartz Counters and Backsplash in Guest Bath(s)
- Counters: Quartz Counters and Backsplash in Primary Bath
- Electrical: Ceiling Fan - PRE-WIRE ONLY & Add 1 LED Light. Per Room (For bedrooms/dens with a single light configuration).
- Kitchen: Pendant Lights over Kitchen Island - In place of recessed LED
- 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.
- Garage: Garage Door Opener
- Garage: Garage Door Opener Wireless Keypad
- HVAC: System - Ductless Heating & AC "Mini Split" (Includes Prewire).
- HVAC: Add Second Head to Ductless Heating & AC "Mini Split" System.
- Fireplace: Electric Fireplace - Drywall Only w/ Mantle
- Kitchen: Farm Sink - Stainless Steel Single Bowl  
\*\*REQUIRES QUARTZ COUNTERTOPS\*\*
- Kitchen or Laundry: Upgrade Faucet to Moen Arbor. SPECIFY Location(s) and Color. ( Kitchen or Laundry. Black or Spot Resistant Stainless)

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