



## SI-ELLEN FARMS

Located in East Vancouver near Padden Parkway with easy access to I-205 in the desirable Hockinson School District. This location is conveniently located just outside of central Vancouver and 25 minutes from Portland, Oregon.



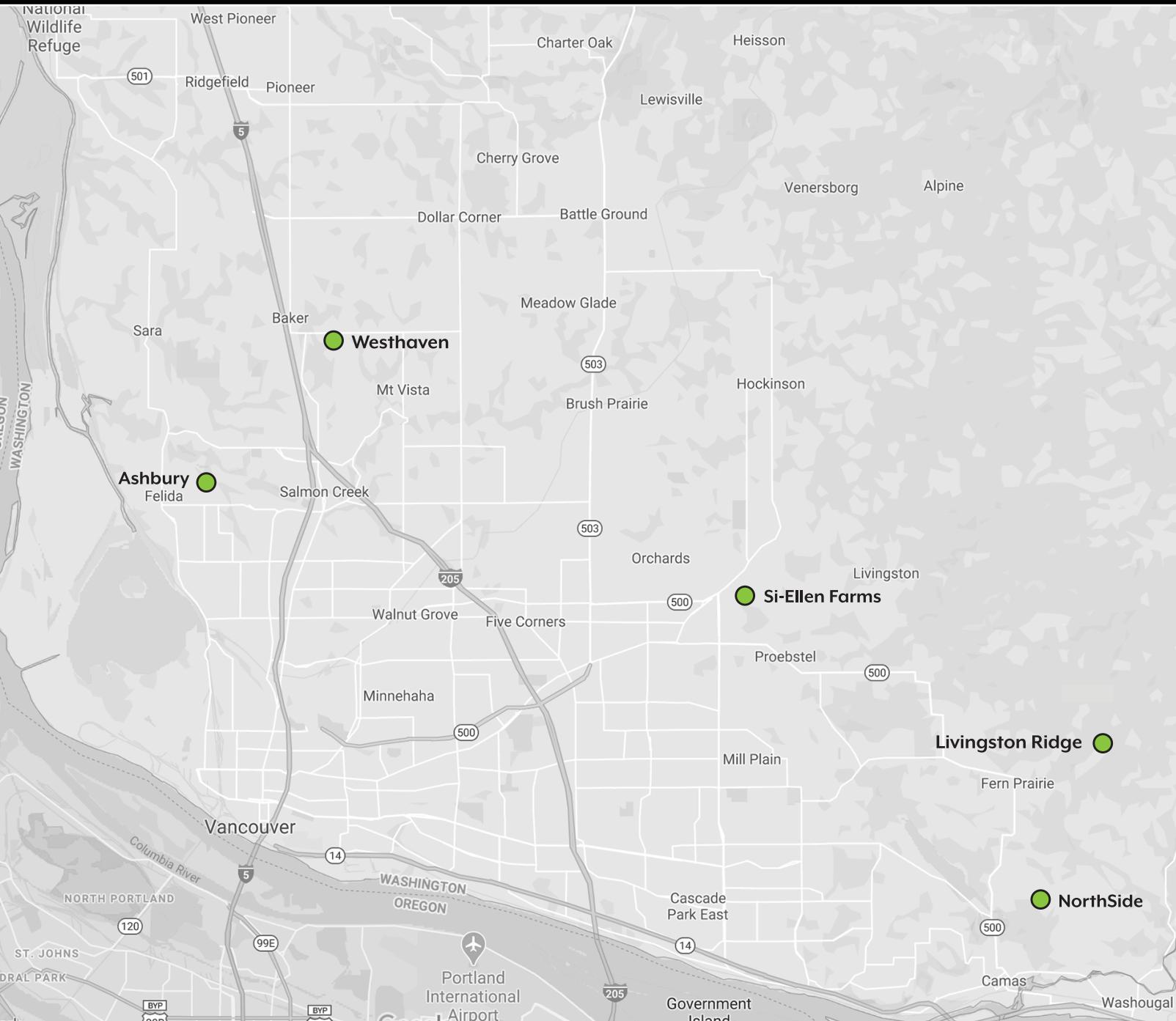
*Expect Excellence*

The Kingston team has decades of combined building and development experience in Clark County. Our knowledge and expertise are poured into every plan, detail and decision when building your new custom home.

[chris@kingstonhomesllc.com](mailto:chris@kingstonhomesllc.com) | (360) 521-7565 | [www.kingstonhomesllc.com](http://www.kingstonhomesllc.com)



Kingston Homes has several fabulous communities throughout Clark County offering green belt lots, community parks, and top rated schools.



A hallmark of Kingston Homes is our attention to quality and detail.  
Our custom homes are built to the highest of standards and expectations.





KINGSTON HOMES



# SI-ELLEN FARMS

## COMMUNITY MAP

Starting in the \$800s  
Please inquire for custom pricing.

Chris Galyon | Sales Manager  
(360) 521-7565  
chris@kingstonhomesllc.com

# SI-ELLEN FARMS

## STANDARD FEATURES

### FRAMING

9' Ceilings First Floor  
Raised Ceilings at Entry and Master Bedroom (Per Plan)  
8' Ceilings Second Floor  
Oversized Windows

### MILLWORK PACKAGE

2,3 or 5-Panel Faux Wood Doors  
5.5" Base with 3.5" Mitered Door/Window Casing  
Deluxe Millwork Package with Fully Wrapped Windows  
Painted Woodwork in Closets and Pantry

### KITCHEN

Slab Granite or Quartz Counters  
Brushed Nickel, or Chrome Hardware  
Delta Leland or Essa Brushed Nickel Kitchen Faucet  
Stainless Steel Under-Mount Kitchen Sink  
Garbage Disposal  
Stainless Steel Cabinet or Full Depth Refrigerator  
Plumbed for Ice Maker  
Whirlpool Stainless Buit-In Oven, Microwave, Dishwasher,  
5-Burner Gas Cooktop w/Broan Range Hood

### CABINETS

Oversized Custom Cabinetry  
Stained Alder or Beechwood Cabinet Allowance (Per Plan)  
Soft Close Drawers Throughout  
Solid Wood Drawer Boxes  
Staggered Height Cabinetry Design

### BATHROOM

Tile Flooring and Counter Tops in Full Baths  
Mud-Set Tiled Master Bath Shower w/ Frameless Glass System  
Delta Ashlyn or Lahara BN or Chrome Bath Fixtures & Hardware  
Gerber Logan Square Sinks  
Gerber Toilets

### FLOORING

Custom Hard Surface and Flooring Allowance  
Laminate Wood Floors in Kitchen, Nook, Great Room,  
Lower Floor Halls and Entry

### LIGHTING & PAINT

Custom Lighting Allowance  
Kitchen/Great Room Can Lights (10) Included  
Drywall Through Fire Tape in Garages  
One Interior Paint Color for Walls with White Ceilings & Trim

### FIREPLACE

Gas Fireplace with Tile Surround and Floating Mantel

### LOW VOLTAGE

5.0 surround speakers  
2 locations RG-6  
5 locations CAT 6  
Central Networking Panel  
Pre-wire Subwoofer  
Pre-wire Wireless Access Point  
Pre-wire Security Panel  
"August" Smart Keyless Entry Lock  
Smart Thermostat

### ENERGY EFFICIENCY

Energy Star Built Homes with Energy Performance Score  
Heat Pump For Heating and Cooling  
80 Gallon Energy Efficient Heat Pump Hot Water Heater  
Energy Recovery Ventilation System  
Energy Efficient Vinyl Windows  
R-23 (BIBS) Insulation in Walls  
R-38 Insulation in Floors  
R-49 Insulation in Ceilings

### EXTERIOR & MECHANICAL

3-Car Garages (Per Plan)  
Covered Back Patios (Per Plan)  
Full Front and Backyard Landscaping  
Full Front and Backyard Sprinkler Systems  
Backyard 6' Pre-Stained Cedar Fencing  
Limited Lifetime Architectural Black Roofing  
Tyvek Weather Wrapped Exterior  
Complete Fiber Cement Siding with Three (3) Exterior Paint Colors  
Painted Hardi Shake or Board and Batt Accents  
Wayne Dalton 9605 Insulated Garage Doors  
Stone at Front Elevation (Per Plan)  
Stained Fir Front Door with or without Glass  
Garage Door Opener with Keyless Entry  
Garage Doors with Windows and Black Hardware  
Crawl Space Foundation  
2x6 Construction  
Kiln Dried Lumber  
I-Joist Engineered Floor Systems

FEATURE SET 2