



Dugan Estates

Finishes & Upgrades

3107 NE Sampson Ave Estacada OR 97023

Oxbow ADU Plan - Lot 46

INCLUDED:

EXTERIOR:

- Full wrap cement lap siding, per plan
- Full gutters and downspouts
- 3 outlets and 2 hose bibs
- Architectural composition roofing, black
- Broom finished sidewalks, exposed driveway, and front porch
- Insulated steel raised panel roll up garage doors with windows
- Fiberglass exterior door keyed deadbolts
- Covered deck or patio, per plan
- Three tone exterior paint
- Double pane white vinyl windows with trim on front elevation
- Front yard landscaping
- 6' Good neighbor cedar fence with pedestrian gate on both sides of home.

INTERIOR:

- Electric furnace with heat pump in main
- Cadet heater in ADU
- High efficiency heat pump water heaters
- Energy Star Whirlpool stainless steel electric range, dishwasher, and micro-hood combo in both main and ADU side.
- Kitchen plumbed for ice maker
- Under-mount stainless steel kitchen sink with pullout faucet
- Garbage disposal
- Hardwood cabinets, bark stained or painted white
- Slab countertops with full backsplash in main kitchen
- Slab countertops with 4-5" slab backsplash in ADU kitchen
- Slab countertops with 4-5" slab backsplash bathrooms
- Double vanity in primary bath on main side
- Fiberglass shower in primary bath on main side
- Fiberglass tub shower in hall bath & ADU
- Tile floors in bathrooms and laundry
- Carpet in bedrooms, closets, and stairs with upgraded 8 lb. carpet pad
- 9' ceiling with vaults per plan and 8' upstairs
- Craftsman 3 panel interior doors
- 5 1/4" base molding, 3 1/4" door trim with header
- Painted white woodwork including wood closet shelving and wood window sills only
- Two tone interior, painted white trim with walls and ceiling same color
- Cable jacks in bedrooms and great-room
- Designer light fixtures with recessed kitchen lighting
- Oil rubbed bronze or nickel knobs & hinges
- Modern Linear Fireplace, no mantle with sheetrock wall
- Garage is sheet rocked & textured with no paint