



Standard Features

- **Cimarron at The Summit at Cordillera**
- **The Divide**

Appliances:

- All Wolf, Sub-Zero and Asko
- Sinks: kitchen main and prep
- Range: six burners and griddle (Snowberry Cottage: four burners and griddle)
- Refrigerator: 42" Sub-Zero
- Dishwashers: two in kitchen
- Kitchen (additional): microwave, ice maker, wine chiller
- Lower level wet bar: under counter refrigerator, sink, ice maker, microwave, and dishwasher
- Washer/dryers: full size in lower level laundry, stacked in master suite

Finishes:

- Cabinetry: knotty alder
- Case/base: knotty alder (4" case, 6" base)
- Interior doors: 8' two-panel knotty alder
- Walls: painted, textured plaster walls
- Counter tops (slab granite): kitchen, master bath, lower level wet bar, all guest suites and secondary bathrooms
- Counter tops (tile): laundry rooms
- Natural stone backsplashes, shower walls, etc.
- Timber detail and accent appointments

Flooring:

- Wood: great room, dining room, kitchen, hearth room, main level common areas
- Carpet: master suite and study, lower level common areas and bedrooms
- Stone: all baths and lower level wet bar
- Flagstone front entry
- Slate/Stone mud room
- Liquid granite garage and mechanical room floors

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Lighting:

- Recessed can lighting
- Accent directional lighting at fireplaces
- Chandeliers: great room, dining room and main stairs
- Sconce lights in the main stairs
- All bathroom vanity lighting
- Ceiling fans/main fixtures: rough-in in all bedrooms
- Toggle rocker dimmer switches in selected areas
- Switched floor outlets in great room and lower level family room

Others:

- 10-foot ceilings
- Three car garage
- In-floor heating in garage
- Full case and base trim and textured, painted walls in the garage
- Lightning protection
- Steam Shower in the master bath
- Fireplaces: main level great room, hearth room and master suite (Snowberry Cottage not applicable)

Communications/Audio-Visual

- Speakers: rough-in in main level great room, master bedroom, master bath, dining room, kitchen, hearth room, deck and lower level family room and patio
- Wired with Cat 5e data, cable and satellite TV
- Satellite dish: rough-in, including heat

Mechanical Systems

- Radon mitigation system
- Two 119 gallon hot water storage tanks
- Side-arm high efficiency boilers
- Whole house fire sprinkler system
- Fire and security alarm

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Exterior

- Driveway: asphalt
- Walk-ways and patios: flagstone
- Roof: synthetic composite shingles (Class A insurance rating), with Core-ten secondary roofing
- Roof: heat tape in selected areas
- Copper gutters and downspouts with heat tape
- Grill: rough-in gas stub at main level deck
- Deck heaters: rough-in for electric heaters at main level deck



Upgrade Features

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Full Structural Log Package:

- Great room structural log truss and accent details
- Lower level family room log accent details
- Exterior log knee braces and log corner trim appointments
- Half round or flat rough cut log siding with chinking

Main Level:

- Hearth Room
 - TV cabinet above fireplace
- Living Room
 - Built-in cabinets
 - TV cabinet above fireplace
- Master Bedroom
 - TV cabinet above fireplace
 - Wood flooring
- Study
 - Wood flooring
- Mudroom entry from garage
 - Cabinets and built-in bench
- Garage
 - Dog wash
 - Cabinets

Upgrade Features

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Lower Level

- Family Room
 - TV cabinet above fireplace
 - Built-in cabinets
 - Wood flooring
- Laundry Room
 - Additional washer and dryer set
- Junior Master Suite
 - Fireplace
 - TV cabinet above fireplace
 - Wood flooring
 - Steam shower
- Secondary Bedrooms
 - Wood flooring
 - Rubber flooring for exercise room

Upper Level (room above garage with stairway) Options

- Option 1: Recreation Room/Den with Bath includes:
 - Fireplace with TV cabinet above
 - Wet bar (sink, under counter refrigerator, microwave, dishwasher and ice maker)
 - Additional upgrade: wood flooring (including stairway)
- Option 2: Junior Master Suite includes:
 - Fireplace with TV cabinet above
 - Wet bar (sink, under counter refrigerator, microwave, dishwasher and ice maker)
 - Bath includes: shower, jetted tub, double vanity and water closet
 - Additional upgrade: wood flooring (including stairway)
- Option 3: Two Bedrooms with Bath
 - Additional upgrade: wood flooring (including stairway)

Others:

- Water feature
- Spa/hot tub with stone veneer
- Fire pit and patio with stone veneer
- Snow melted driveway, walkways and patios
- Roofing: copper
- Integrated plaster interior wall finish
- Deck heaters: electric
- Boulder address marker

Upgrade Features

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Mechanical Systems

- Air conditioning for main level
- Air conditioning for upper level
- Air conditioning for main level master suite only
- Electronic air filter system (in conjunction with air conditioning system)
- Lighting control system (complete home or per area)
- Snow melt driveway, patios/porch