

249



STARTING PRICE: \$1,350,000

1535 Ridgemore Dr. Meadow Vista, CA 95722

3 Bedrooms 3.5 Bathrooms
2 Car garage 3,250 sf
1 Story home 1.0 Acre Homesite

HOME FEATURES

Perfectly situated and privately located above the 8th fairway of Winchester Country Club. This single story, three bedroom home is a fresh approach to modern California foothill architecture.

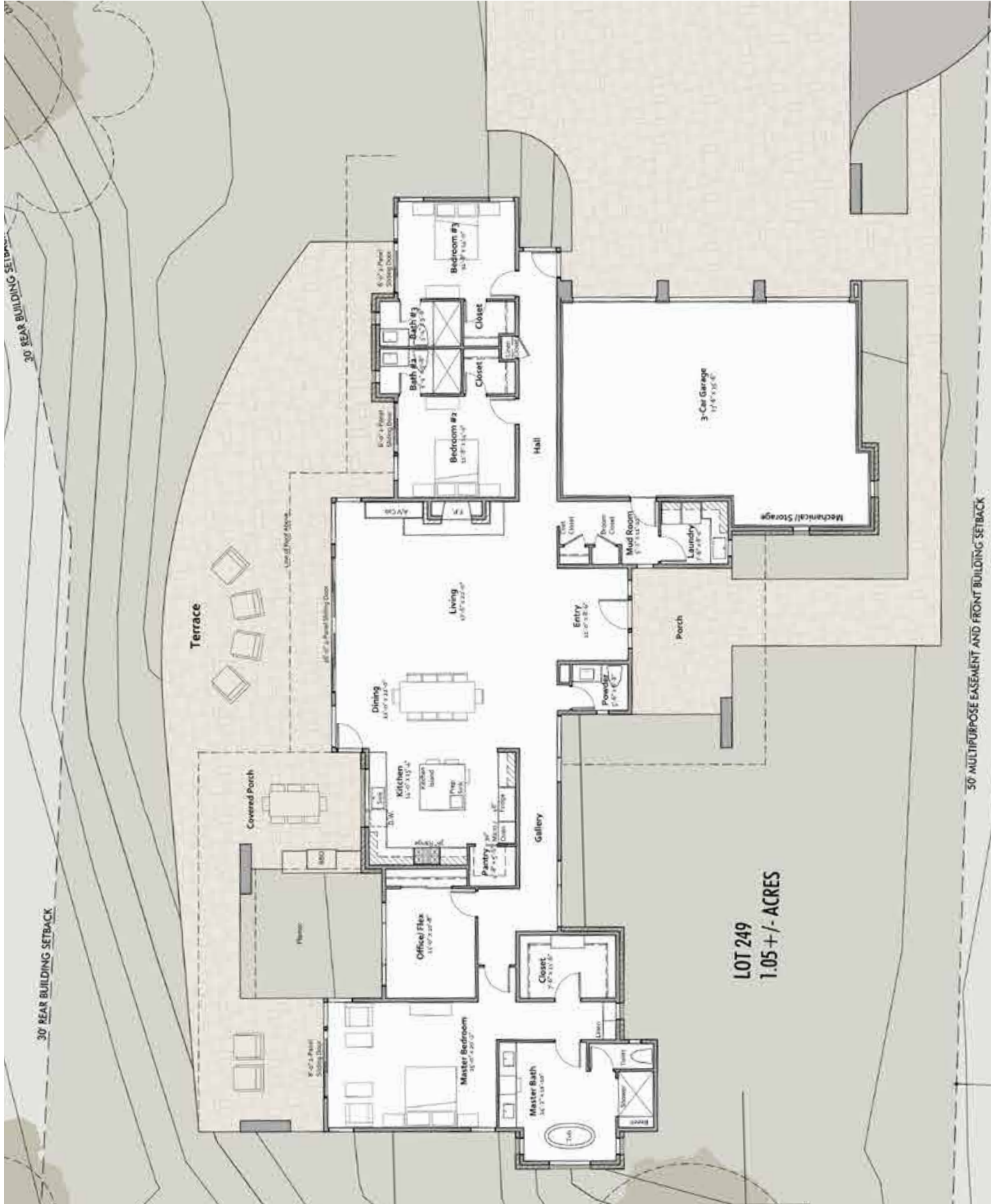


Front Elevation

Winchester Homesite #249 Floor Plan

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Winchester Built Home #249

Base Specifications List - Subject to change or modification/substitution of equivalent value.

INTERIOR FEATURES

- Natural Travertine tile in Foyer, Bathrooms, and Laundry
- Wood floors from The Heirloom Collection from Hallmark Hardwoods in the living, kitchen and dining rooms
- Stain resistant Mohawk Playlist carpet with 1/2" 8# pad in all bedrooms and closets.
- Trim Detail: (where applicable) - 5 1/4" square edge Kelleher baseboards, 3 1/4" casing with 4 1/2" Head casing at all doors, 7 1/2" stools and 3 1/2" aprons at all windows.
- All interior doors to be 2, 3 or 4 panel shaker style solid core Simpson Doors with contemporary style Schlage or Kwikset hardware on doors in brushed chrome or oil rubbed bronze
- Imperfect smooth textured ceiling and walls painted white throughout
- Painted MDF shelving in pantry and garage storage (where applicable)
- Painted MDF shelving with shoe and sweater dividers and metal chrome oblong poles in master closet. Shelving and metal chrome oblong poles in all other closets.
- Lennox or Heat N Glow Linear Gas Fireplace with black crystals and remote control with Coronado Stone surround
- LED Lighting throughout

EXTERIOR FEATURES

- Imperfect smooth Acrylic stucco finish per plan – other finishes per elevation options
- Jeld-Wen Aluminum Clad Premium Grade casement windows with a lifetime limited warranty against rot and termites
- Metal or concrete tile roof w/ 30 year underlayment or Ice and Water underlayment
- Three car garage with factory finish wood grain steel paneled doors
- LiftMaster Elite Series wall mount garage door openers with battery backup and MyQ technology.
- Professional landscape package with irrigation system
- Multiple hose bibs per plan
- Front door unit is 42" x 8' Wood stained finish exterior, and Tavaris entry handle set
- Concrete patio at the entry, concrete walkways on the side and concrete or pavers on the covered patios. Driveways to be asphalt.
- Coronado or El Dorado Stone
- Built in BBQ featuring a Coyote 36" grill w/ LED lighting

BATHROOM FEATURES

- Kohler freestanding soaking tub in Owner's Bathroom
- Kohler cast-iron tubs in secondary bathrooms
- Kohler Elongated "comfort height" with class 5 flush technology toilets in all bathrooms
- Kohler 8" spread Devonshire two handle vanity faucets in all baths (Chrome or Oil Rubbed Bronze)
- Vanity mirrors in all bathrooms.
- Designer Porcelain tile and or natural stone for wet walls and showers
- Designer Porcelain tile and or natural stone flooring in all bathrooms
- Alder custom cabinets – 36" vanities in all baths with knobs and pulls on all doors and drawers
- 3cm granite or quartzite tops with Kohler sinks for all bathroom vanities

KITCHEN FEATURES

- Kohler 35" stainless steel single bowl sink
- Kitchen Aid Pro Series stainless dishwasher
- Kitchen Aid Pro 36" gas cook top with Kitchen Aid stainless steel hood above
- Kitchen Aid Pro 30" stainless single oven
- Kitchen Aid Pro 42" built in French door refrigerator
- Sharp Drawer stainless microwave above oven in the island or equivalent
- Insinkerator disposal with air switch
- Alder custom cabinets with 36" upper cabinets
- 3cm granite or quartzite kitchen countertops
- Kohler pull out sprayer faucet
- Pantry door has frosted or clear glass
- Designer tile or stone backsplash in kitchen

ELECTRICAL FEATURES

- 200 amp electric service
- Ceiling fans
- Structured wiring package including OnQ panel in master closet, phone, TV and data in bedrooms, living room and office.
- Complete security system with LCD keypads
- Designer light fixtures throughout
- Illuminated door chime
- Weatherproof outlets
- Smoke detectors as per code
- Decora switches throughout

ENERGY FEATURES

- LED Lighting throughout
- R-38 ceiling insulation
- R-19 wall insulation in exterior 2x6 walls –blown cellulose and batt insulation where applicable.
- Metal or concrete tile roof w/ 30 year underlayment or Ice and Water underlayment
- Highly efficient minimum 14 seer electric heating and cooling systems by Carrier
- Double insulated low-E glass for doors and windows
- 9.8 gallon per minute Rinnai tankless gas water heater with built in re-circulator pump
- Energy efficient off-ridge roof vents and hidden vented soffits
- Kohler Elongated "comfort height" white dual flush toilets in all bathrooms 1.2 gal per flush
- Natural Gas hookup for dryer, cooktop & water heater
- Gas 36" Kitchen Aid Pro cooktop
- Natural landscape to include trees, shrubs and plants require less water to flourish
- Low Flow irrigation systems that apply water directly to the roots of plant material and trees allowing less water usage

Additional Features

- All homes on 1 acre lots or greater
- Membership to Winchester Country Club

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SALES OFFICE OPEN
10:00 AM to 3:00 pm Wednesday - Monday
or By Appointment

3030 Legends Drive, Meadow Vista, CA
855.878.9585

WINCHESTERCOUNTRYCLUB.COM



Prices subject to change.
Acreage is approximate. CAL BRE 01898111