

# ARTISAN'S VILLAGE

CHARLOTTE DISTINCT  
LOT 12

2907 NE Wells Acres Rd. - \$5k Incentive Bend,  
OR 97701

 4 Bedrooms  2 Bathrooms  1,701+ Sq. Ft.  2 Car Garage  639,900

UNDER CONSTRUCTION



Z - Farmhouse



- \*\$5k Incentive if the home closes by 12/15/24 (see sales agent)
- 9 Foot Ceilings with 8 Foot Doors
- Vaulted Ceilings in Great Room
- Quartz Kitchen Countertops with Full-Height Backsplash
- Oversized Windows
- Tile Shower in Primary Bathroom
- Farmhouse Style Sink in Kitchen
- Laundry Room
- Smart Home Ready

 **MonteVista Homes &  
PacWest Realty Group**

**541-699-1180**

*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*



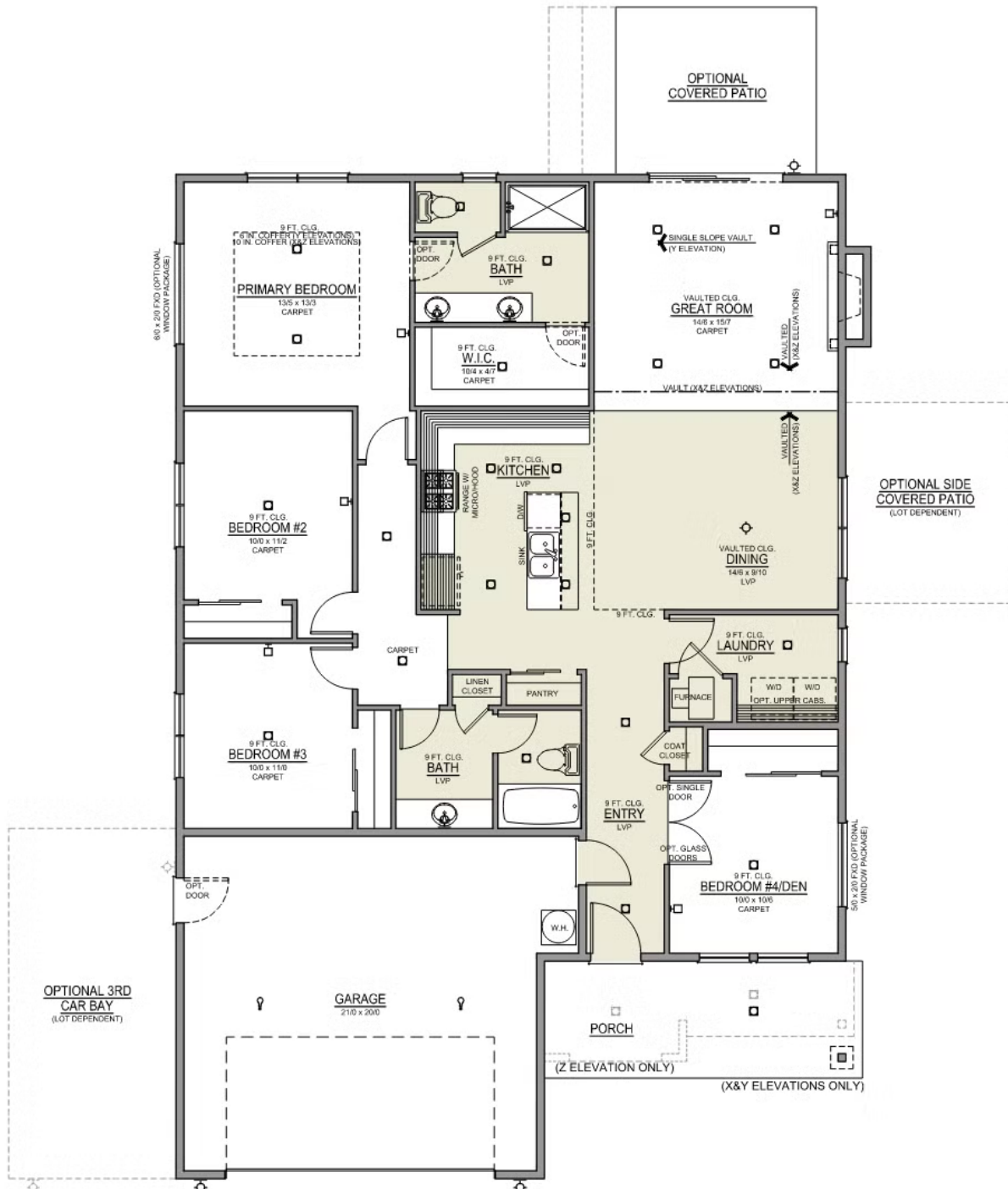
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# CHARLOTTE DISTINCT LOT 12

2907 NE Wells Acres Rd. - \$5k Incentive Bend,  
OR 97701

4 Bedrooms 2 Bathrooms 1,701+ Sq. Ft. 2 Car Garage 639,900

**Charlotte 2-Car**  
1,701 Sq. Ft.  
4 Bedroom, 2 Bath



# ARTISAN'S VILLAGE

## OPTIONS

CHARLOTTE DISTINCT  
LOT 12

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 4 Bedrooms  2 Bathrooms  1,701+ Sq. Ft.  2 Car Garage  639,900

- Interior Color Package: "Granite Shoreline". Painted Cabinets (All cabinets in house MUST be selected as "PAINTED")
- Exterior Color Package: Rustic Woods
- Light Fixtures Freemont
- Door Hardware: Cove
- Door Hardware: Balboa Levers
- Shower Enclosure Glass Color Choice
- Package: Tech Package Pre Wire - Includes Panel, 110 outlet, 1 Dual Wall Plate (Coax & Ethernet) in Great Room
- Package: Optional Windows
- Add Soft Close Doors and Drawers
- Laundry Room Upper Cabinets: PAINTED- 36"
- Kitchen: 36" Cabinets. PAINTED Kitchen & Bathroom Cabinets.
- Full Height Backsplash
- Quartz Counters and Backsplash in Kitchen
- Quartz Counters and Backsplash in Guest Bath
- Quartz Counters and Backsplash in Master Bath
- Tile Shower in Place of Fiberglass Shower: 5-ft Shower w/ Fiberglass Pan
- Covered Patio - Rear - 14x10
- Pendant Lights over Kitchen Island - In place of recessed LED
- Recessed LED: Add 2 for 4 total+ Dimmer in Primary Bedroom.
- Under Cabinet Lighting
- Fencing: Shadow Box Cedar - 6' tall (50 ft Min. Order)
- Fencing: Walk Gate - Shadow Box - 6' tall, 4'wide.
- Double Doors - Interior 8-0 door - Upgrade to Full Light Glass - XYZ Only
- Exterior Front Door: 8-0 CRAFTSMAN - Clear Glass (Distinct Series Only)
- Package: Optional 8/0 Interior Doors - XYZ Only
- LVP Flooring: Great Room
- Finished Garages - 2 Car: Walls Textured (Orange Peel), Primed & Painted.
- Garage Door Glass: Double Car Door
- Garage Door Opener
- Garage Door Opener Wireless Keypad
- Air Conditioner - PreWire not previously selected
- Fireplace (Direct Vent) with Mantel and Stone Surround
- Insulated Garage - 2 Car: Walls, Ceiling and Garage Door.
- Exterior Landscape: Backyard Landscaping. Up to a 60-ft wide lot
- Farm Sink: Stainless Steel Single Bowl
- Faucet: Moen Arbor SRS
- Tankless Hot Water Heater
- Price Improvement: Builder Special
- Price Improvement
- Price Improvement
- Kitchen Cabinet Height to be 42"
- Community Standards - no additional charge - 1) Remove Freemont - Light fixtures shall be Acadia: Black 2) Remove old Cove - Door Hardware shall be "Cove" / "Amador" front door: Black 3) Kitchen Faucet Moen Arbor: Black 4) Knobs and Pulls: Black 5) Kitchen Cabinets shall be 42". All cabinets PAINTED.
- Upgrades: (1) Door Hardware upgrade to "Ladera Levers": BLACK; (2) Bathroom: All bathroom upgrade to BLACK - No freestanding tub; (3) All upper laundry cabinets shall be 42" painted; (4) Interior doors standard Distinct Series; (5) Replace LVP great room with Wood Laminate; (6) order Distinct Series Glass Doors for Den (7) per City Code change tank less water heater no longer included;
- Appliance: side by side refrigerator with water/ice



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