

# Timber Ridge Manor



The Timber Ridge Manor is another luxury design from the Westridge line that will impress with its abundance of amenities such as a wood/tile floor pattern, specialty stained cabinetry, concrete mantle in the 2-story greatroom, and much more.

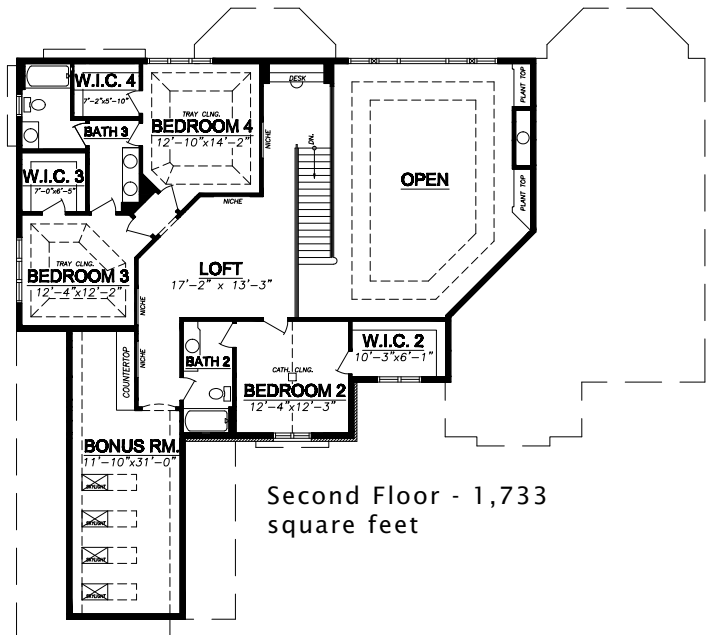
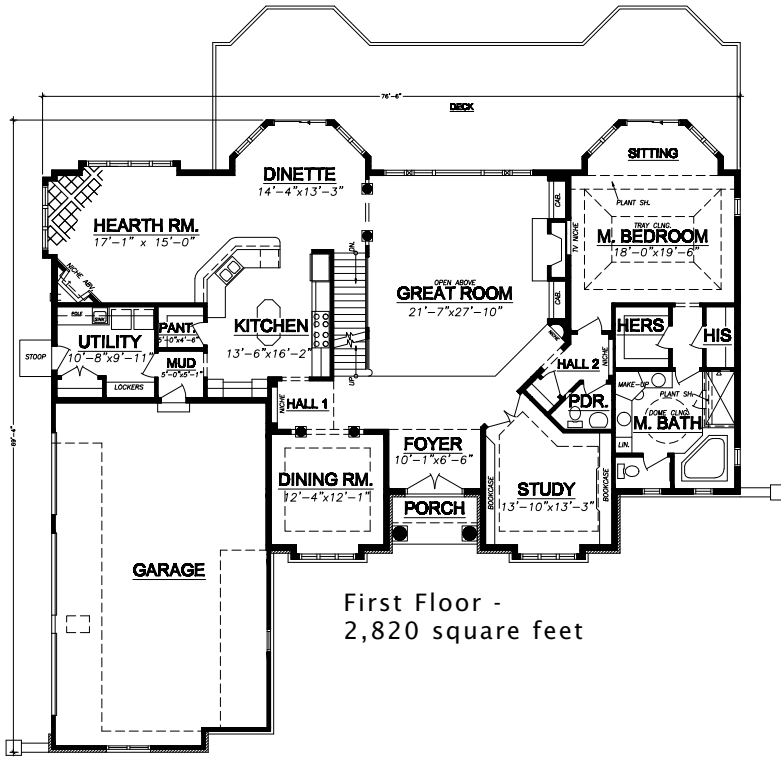
## See a sales associate for pricing and complete inclusions

- microwave, dishwashers, stove, refrigerator, washer & dryer, and hood fan
- lighting, carpet, hardware, tile upgraded allowances
- 2 gas fireplaces with logs
- Total Upgraded Kohler® plumbing fixtures
- Andersen® casement windows ★Energy Star
- California Closets System throughout
- built in cabinets at greatroom, study, & loft
- large ceramic tile shower at master bath
- 10' 1st floor walls with raised special ceilings
- specialty stained custom cabinetry
- security, sound, tv, central vac wiring allowance
- **granite kitchen countertop**
- stone fireplace surround in greatroom
- concrete countertops at lower level bar
- stone columns to 1st floor
- hand-forged iron railings & brackets
- swim-in-place pool w/dehumidifier in lower level
- multiple colored painted walls throughout
- sunken bar and media area in lower level
- wide stained & painted woodwork with solid core doors (8' tall doors on 1st floor)
- wood/tile floor pattern in kitchen, hearth rm & dinette
- ceramic tile counters, floors and tub/showers in baths, & utility room (OPTIONAL lower bath has special laminate)
- **hardwood floors dining room & den**, tile at foyer
- hand-troweled drywall at master bedroom & utility room
- brick & stucco w/special buildups on front exterior
- 2 furnaces, 2 A/C with 2 zones per finished floor
- exterior copper roof accents
- Carrier® high efficiency furnace & air conditioner ★Energy Star
- Liftmaster® garage door openers
- **Hardiplank™ cement board siding to sides and rear**
- **15-year TUFF-N-DRI® Foundation Waterproofing** ★Energy Star
- Tyvek® Housewrap with OSB to exterior ★Energy Star
- **2x6 16" on center construction**
- **complete cleanup services**
- **Elk™ 40-year dimensional shingle**
- 12-course basement (13 with full exposure)
- **composite trim and cement board soffits**
- power vented water heater ★Energy Star

Green Built Home Certification is marked in **green**  
Energy Star ratings are marked with ★Energy Star

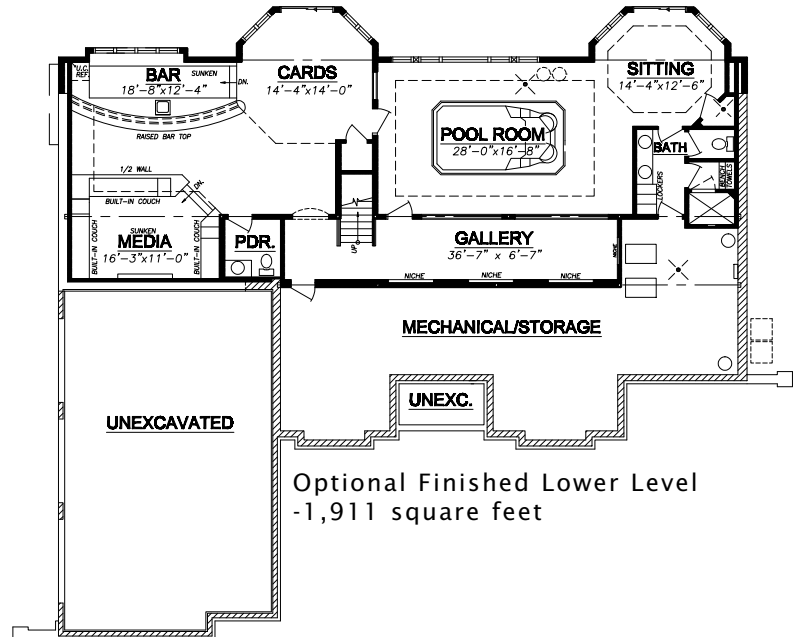
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Westridge's seasoned sales staff will help design, customize and build your home. Customization is FREE and an essential part of designing everything you dream your new home should be. See a sales associate Saturdays and Sundays from 1-4 in the models for more information.



## Preferred Vendor Highlight

Westridge Builders uses the finest contractors in the area. You can research their products and services under the **PREFERRED VENDORS** menu on [www.westridgebuilders.com](http://www.westridgebuilders.com)



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