

La Provence

2002 STREET OF DREAMS

ATHERTON HEIGHTS
LAKE OSWEGO, OREGON

SPECIFICATIONS

SALES PRICE \$1,695,000

6830 SQUARE FEET

FRENCH COUNTRY WITH MASTER BEDROOM ON MAIN FLOOR

LIBRARY CONNECTED TO MASTER SUITE

GREAT ROOM WITH COUNTRY KITCHEN AND KEEPING ROOM

4 BEDROOMS WITH 4 ½ BATHROOMS

TWO SUITES AT UPPER LEVEL

LOWER LEVEL BILLARD ROOM, GAME ROOM AND WINE STORAGE

CUSTOM DESIGNED AND BUILT BY THE SHELBURNE TEAM

GREGORY HEINZE, BUILDER

STAN SCRUTTON, HOME DESIGNER

RHONDA DIVERS, INTERIOR DESIGNER

CHARLES BULLER, CABINETRY DESIGN

EXTERIOR

50 YEAR CONCRETE TILE ROOFING, STAGGERED AND VARIGATED

COPPER GUTTERS, SCUPPERS, AND FLASHINGS

PELLA ALUMINUM CLAD WOOD WINDOWS

EXTRUDED ALUMINUM CROWN MOLDINGS AND GUTTERS

CULTURED STONE FACINGS AND WAINSCOT

BRECKENRIDGE CEDAR BOARD AND BATT SIDING

CONCRETE STUCCO ENTRY

REDWOOD GARAGE DOORS

CUSTOM DESIGNED AND CONSTRUCTED KNOTTY ALDER DOORS

STAMPED CONCRETE AND SLATE DECKS

WROUGHT IRON RAILINGS

COBBLESTONE PAVER COURTYARD

COPPER GASLIGHTS WITH ELECTRONIC IGNITION

SPECIAL FEATURES

COMPLETE SECURITY SYSTEM

PREWIRED FOR AUDIO AND VISUAL COMMUNICATIONS

COMPUTER NETWORK WIRING

TELEPHONE SYSTEM WIRING

BUILT IN VACUUM SYSTEM

GAS BBQ OUTLET

WIRED FOR SPA ON UPPER DECK

COMPLETE IRRIGATED LANDSCAPING

ALL WEATHER PUTTING GREEN

OIL RUBBED BRONZE HANDLESETS AND HINGES

ELECTRONIC AIR FILTRATION

ENTRY

CUSTOM BUILT 4 FOOT BY 8 FOOT ARCHED TOP ENTRY DOOR WITH SEEDED GLASS

ANTIQUÉ WALNUT FLOORING, "CARBONELLA" BY ZANELLA

KNOTTY ALDER COLUMNS

VAULTED CEILING WITH CUSTOM LIGHT FIXTURE AND SKYLIGHTS

ARCHED WINDOWS WITH DIAMOND LIGHT LEADED GLASS

AGED WOOD WINDOW SILLS

ARCHED ART NICHE

GRAND ROOM

ANTIQUÉ WALNUT FLOORING

16 FOOT GLASS DOOR WITH ARCHED TRANSOM TO VIEW

CAST STONE FIREPLACE MANTLE OVER SEALED GAS FIREPLACE

VAULTED TRAYED CEILING

KNOTTY ALDER ARCHED OPENING TO KITCHEN

PREWIRED FOR SURROUND STEREO SYSTEM

CUSTOM PAINT BY DEVINE, GLAZED FINISH

ALL WALLS AND FLOORS SOUND INSULATED

DINING ROOM

ARCHED ENTRY

KNOTTY ALDER FRENCH DOORS

RECESSED CEILING WITH INDIRECT LIGHTING

WROUGHT IRON DINING ROOM FIXTURE

HANDPAINTED MURAL

ART ACCENT LIGHTING

ANTIQUÉ WALNUT FLOORING

KITCHEN AND KEEPING ROOM

KNOTTY ALDER FURNITURE STYLED CABINETRY BY PARK PLACE
FULL EXTENSION DRAWER GUIDES WITH ALL JARRA HARDWOOD INTERIORS
HEATED CERAMIC TILE FLOORS
ANTIQUED CEILING BEAMS
GRANITE AND MARBLE COUNTERTOPS 3 CM THICKNESS
LA CORNEAU RANGE WITH GAS AND ELECTRIC COOKING
MATCHING LA CORNEAU HOOD WITH EXTERIOR VENTILATOR
SUB ZERO REFRIGERATOR, FREEZER AND CRISPING DRAWERS
STAINLESS STEEL MICROWAVE
WARMING DRAWER
ASKO DISHWASHER
KOHLER APRON SINK AND SEPARATE PREPARATION SINK
WROUGHT IRON LIGHTING FIXTURES
ACCENT LIGHTING IN CABINETRY AND UNDER CABINET LIGHTS
FURNITURE STYLED HUTCH IN NOOK AREA WITH STORAGE AND DISPLAY
CAST STONE FRONT GAS FIREPLACE WITH STUCCO ACCENTS
ENTERTAINMENT CENTER IN KEEPING ROOM
CUSTOM PAINT FINISHES

LIBRARY

CONNECTED TO MASTER BEDROOM
FURNITURE STYLED CABINETRY BY PARK PLACE INCLUDING:
DESK, ENTERTAINMENT CENTER AND HUTCH
DOUBLE KNOTTY ALDER FRENCH DOORS TO EXTERIOR
DOUBLE KNOTTY ALDER POCKET DOORS TO MASTER BEDROOM
DOUBLE KNOTTY ALDER GLASS DOORS TO ENTRYWAY
ANTIQUE WALNUT FLOORS

EXPOSED STAINED BEAMS IN VAULTED CEILING
BEVELED DIAMOND LIGHT LEADED GLASS IN ARCHED TOP DORMER WINDOW

CUSTOM DESIGNED TAPESTRY WALLPAPER

GLAZED PAINTING DETAILS

WIRED FOR SURROUND SOUND ENTERTAINMENT SYSTEM

OWNERS SUITE

ARCHED TOP WINDOWS TO VIEWS OF STAFFORD HILLS

CROWN MOLDINGS

WOOL/NYLON CARPETING

FRENCH DOOR ACCESS TO EXTERIOR REAR DECK AND SPA AREA

10 FOOT CEILINGS

ART AND ACCENT LIGHTING

OWNERS BATH

LIMESTONED SURFACES WITH HEATED FLOORING

HIS SINK WITH KOHLER FRENCH GOLD FIXTURES

HIS SINK IS KOHLER MEMOIRS PEDESTAL WITH FRENCH GOLD FIXTURES

KOHLER "SOK" SPA TUB WITH DIMINISHING EDGE, WATER HEATER AND HYDRO JETS

OVERSIZE WALK IN SHOWER WITH SHIGLE SHEET PLATE GLASS ENCLOSURE

FIXED, HAND HELD AND 4 BODY JET OUTLETS IN SHOWER

VIEWS OF THE CASCADES AND MT. HOOD

ACCENT AND ART LIGHTING WITH WALL SCONCES AND FRAMED MIRRORS

ADVANCED AIR TO AIR HEAT EXCHANGER AND VENTILATION

MASTER CLOSET BY CABINET FACTORY, 24" DEEP CUSTOM CHERRY CLOSET
CABINETS

SEPARATE WATER CLOSET WITH STORAGE CABINET AND PHONE CONNECTION

ALL WALLS AND FLOORS SOUND INSULATED

LAUNDRY

FURNITURE STYLED CABINETS BY PARK PLACE
KNOTTY ALDER WITH MIXED STAINS AND GLAZING
ELEVATED WASHER/DRYER, FRONT LOAD STYLE
DESK WORKING AREA
CUSTOM DESIGNED BENCH AREA
SHELVING FOR SHOES
COAT HOOK STORAGE AREA
KOHLER CAST IRON FARMER'S SINK

UPPER BEDROOM SUITES

EACH BEDROOM IS A SUITE
VAULED CEILINGS WITH EXPOSED BEAMS
TILED BATHS ONE SHOWER, ONE TUB/SHOWER WITH KOHLER CAST IRON TUB
OVERSIZED WALK IN CLOSETS
PHONE, TV, COMPUTER CONNECTIONS
ZONED HEATING AND COOLING
ALL BEDROOM WALLS AND FLOORS SOUND INSULATED
LOFT LANDING WITH COMPUTER WIRING

LOWER ACTIVITY LEVEL

GALLERY HALLWAY

MURAL PAINTED WALLS

DECORATIVE SCONCES AND ART LIGHTING

ANTIQUE WALNUT HARDWOOD FLOORING

WINE CELLAR CLOSET WITH 620 +/- STORAGE, CEDAR RACKING, NATURAL
TEMPERATURE CONTROLLED WITH INSULATED DOORS

KNOTTY ALDER MANTLE TO 10 FOOT CEILING WITH KNOTTY ALDER STAINED COLUMNS

GAME ROOM WITH GAS FIREPLACE

WIRED FOR SURROUND SOUND ENTERTAINMENT

CARPETED FLOORS

SOUND INSULATED CEILINGS

16 FOOT GLASS DOOR TO LOWER SLATE DECK

WIRED FOR PLASMA SCREEN TV OVER FIREPLACE

BILLIARD AREA OFF GAME ROOM

WROUGHT IRON RAILINGS

EXERCISE/GUEST BEDROOM WITH FRENCH DOOR ACCESS TO LOWER DECK

FULL TILED BATHROOM

STORAGE CLOSET

APPROXIMATELY 500 SQUARE FEET OF UNFINISHED AREA

OTHER SPECIAL FEATURES

FULL HOUSE FIRE SUPPRESSION SYSTEM (SPRINKLERS)

ALL FRAMING MATERIALS ARE DIMENSIONAL LUMBER, NO OR MANUFACTURED MATERIALS

ALL FRAMING MATERIALS ARE KILN DRIED VS STANDARD/BETTER GRADE LUMBER

ALL EXTRIOR LOAD BEARING FRAMING UTILIZES PRESSURE TREATED MATERIALS

ALL WOOD AREAS UNDER CONCRETE DECKING HAVE TORCH DOWN ROOF

ALL RAILINGS AND SUPPORTS ARE SPECIALLY PROTECTED FROM MOISTURE

DOUBLE HEAD FLASHINGS AT ALL WINDOWS AND EXTERIOR DOORS

CAST IRON PLUMBING PIPES USED FOR VERTICAL DROPS

COPPER WATER PIPING WITH LEAD FREE SOLDER

ALL FLOORS AND ADJOINING INTERIOR WALLS SOUND INSULATED

CONCRETE WONDERBOARD UNDER ALL TILE FLOORING

HEAVY DUTY GARAGE DOOR OPENERS FOR WOOD DOORS

WIRED FOR EMERGENCY GENERATOR USE PLUG

ALL ELECTRIC, PHONE, TV AND SECURITY WIRING IN CONDUIT THROUGH FOUNDATION FOR PROTECTION FROM VANDALISM AND SECURITY

ALL EXTERIOR FOUNDATIONS WATERPROOFED, PROTECTED WITH DRAIN ROCK AND PERFORATED DRAIN PIPE

STEEL FRAMING STRUCTURE FOR REAR DECK SUPPORTS

ENGINEERED RETAINING WALLS

COPPER L FLASHING AT ALL WAINSCOT

SKYLIGHTS AT REAR COVERED DECK AREA

CLEAR TONGUE AND GROOVE CEDAR AT DECK CEILING AREAS

FIBERGLASS REINFORCED SLATE TILE DECKING

NOTE: ALL SPECIFICATIONS AND FEATURES ARE THE DISCRETION OF THE BUILDER AND MAY BE CHANGED OR MODIFIED FROM THIS DOCUMENT.