

RED MOUNTAIN

Bill & 2 Chucks—Manitou, LLC

119 Cañon Avenue • Manitou Springs, CO 80829

All homes feature a 2-car garage with 1-2 bedrooms

*Perfect for the owner that loves the outdoors with the
Intemann Hiking Trail located directly behind the development.*

The best view on The Front Range!

Standard Finishes • All Models

EXTERIOR

Fireplace.....	gas (on main level)
Exterior Walls.....	2x6 HF
Roof.....	modified asphalt
Gutters/Downspouts.....	galvanized painted
Deck.....	front redwood
Entrance & Exterior Detail.....	stucco 2-colors (alternating every other home)
House numbers.....	Custom made
Garage Doors & Interior.....	masonite/ tape & drywall, no texture
Walk & Driveway.....	concrete
Rear retaining wall.....	stucco in third color to tie homes together
Landscaping.....	Xeriscape: 1 tree, with ornamental grasses and a couple of native shrubs

INTERIOR

Insulation.....	R-19, R-38
SubFloor.....	.75" OSB (oriented strand board)
Finish Flooring.....	tile & carpet
Ceiling.....	drywall
Drywall/Walls.....	textured knockdown w/bullnose verticals
Doors & Trim.....	hollow core 1.75" Birch w/casing, no floor base
Windows/Sliding Doors/Sills.....	sliding vinyl
Heating.....	high-efficiency forced-air
Painting.....	latex, same throughout (color: cream/pale tan)
Light Fixtures.....	contemporary fixtures with recessed canned lighting
Appliances.....	GE (stainless/graphite)
Tub & toilet.....	off-white "bone" color
Cabinets & countertops.....	natural maple with brushed stainless door and drawer pulls black speckle formica counters
Carpet.....	"Cloudland Canyon" (cream/beige) speckled berber
Hard Surface Flooring.....	Arroz Noce ceramic tile (look of creamy beige quarried stone)

*Clean, sharp & contemporary interiors with neutral carpet, tile and wall colors
plus trim and fixtures in brushed stainless and/or nickel finishes.*