

The Heights at Pleasant Valley



Superior Features. Exceptional Homes.



2018 Parade of Homes Winner

- Best Floor Plan
- Best Entertainment Area
- Best Outdoor Living

2018 New Homes Tour | Most Livable Floor Plan

2017 Clark County BIA | Builder of the Year

2017 Clark County Parade of Homes Winner | Best in Show

2017 Building Excellence Award | Best New Home \$350k - \$500k



GENERATION HOMES
NORTH WEST

The Heights at Pleasant Valley

Community Map and Available Plans

Introducing The Heights at Pleasant Valley - a brand new community just minutes away from the I-5 and I-205 exchange in Salmon Creek featuring 10,000 - 12,000 sq. ft. lots. Generation Homes Northwest will be offering a variety of architectural styles including Farmhouse, Contemporary and NW Craftsman. All homes will include extensive standard features, plus the flexibility and customization Generation is known for.

QUICK MOVE-IN HOMES

Lot 32	Plan 2235	\$569,900
Lot 47	Plan 2552	\$599,900
Lot 49	Plan 2651	\$609,900



Prices effective: 11/1/2019

(360) 355-3363 | info@generationhomesnw.com

 The Heights at Pleasant Valley

SUPERIOR FEATURES INCLUDED

- 3 car garages
- Front and back yard landscaping with sprinklers
- Fully fenced back yards
- Gas fireplace with stained block mantle
- Great room built in cabinets
- Wood painted shelves in closets and pantry
- White painted full trim wrapped windows
- Air Conditioning
- Tile bathroom and laundry floors
- Mudset tile Owner Suite shower with heavy glass and D handle

INTERIOR FEATURES

Framing

- 9ft Ceilings first floor
- 8ft Ceilings second floor
- 10ft or coffered entry per plan
- 2 Story entry per plan

Cabinets

- Custom cabinet allowance
- Laundry folding station
- Great Room built-in cabinets

Millwork Package

- Kwikset Balboa oil rubbed bronze or satin nickel hardware
- Craftsman millwork package w/full wrap windows
- 4-inch base, 4-inch door wraps w/6-inch header
- 6/8 interior 2-panel doors
- 6/8 with transom front door
- Wood shelving in closets and pantry

Hard Surfaces and Fireplace

- Custom hard surface allowance
- Granite or Quartz slabs in kitchen
- Laminate wood floors in entry, great room and kitchen (per plan)
- Tile countertops and floors in baths and laundry
- Mudset tile Owner Suite shower with heavy glass and D handle
- 36-inch Gas Fireplace
- Stained block mantle
- Tile fireplace face

Kitchen and Baths

- GE Gas Range and Wall Oven
- Delta Ashlyn Chrome bathroom fixtures
- Delta Mateo Nickel kitchen fixture
- Chrome bathroom hardware package
- Stainless steel undermount kitchen sink
- Gerber sinks and toilets (elongated soft close)
- Garbage disposal
- Plumbed for icemaker

EXTERIOR AND MECHANICAL

- 3 Car Garages (per plan)
- Covered back patios (per plan)
- Lifetime Architectural roofing
- Stone accents (per rendering)
- Full James Hardie Fiber cement siding system
- Full wrapped windows on front of homes
- Wayne Dalton insulated garage doors w/windows
- (1) Garage door opener with wireless keypad
- Crawl space foundation
- 2x6 construction
- Kiln dried lumber
- I-Joist engineered floors
- 100 sq. ft. concrete back patio (or equivalent)
- Full Landscaping with front and back sod, bark and 5 plants
- Full Sprinkler systems
- Backyard dog ear 6ft pre-stained cedar fencing

Green Building and Smart Technology Features

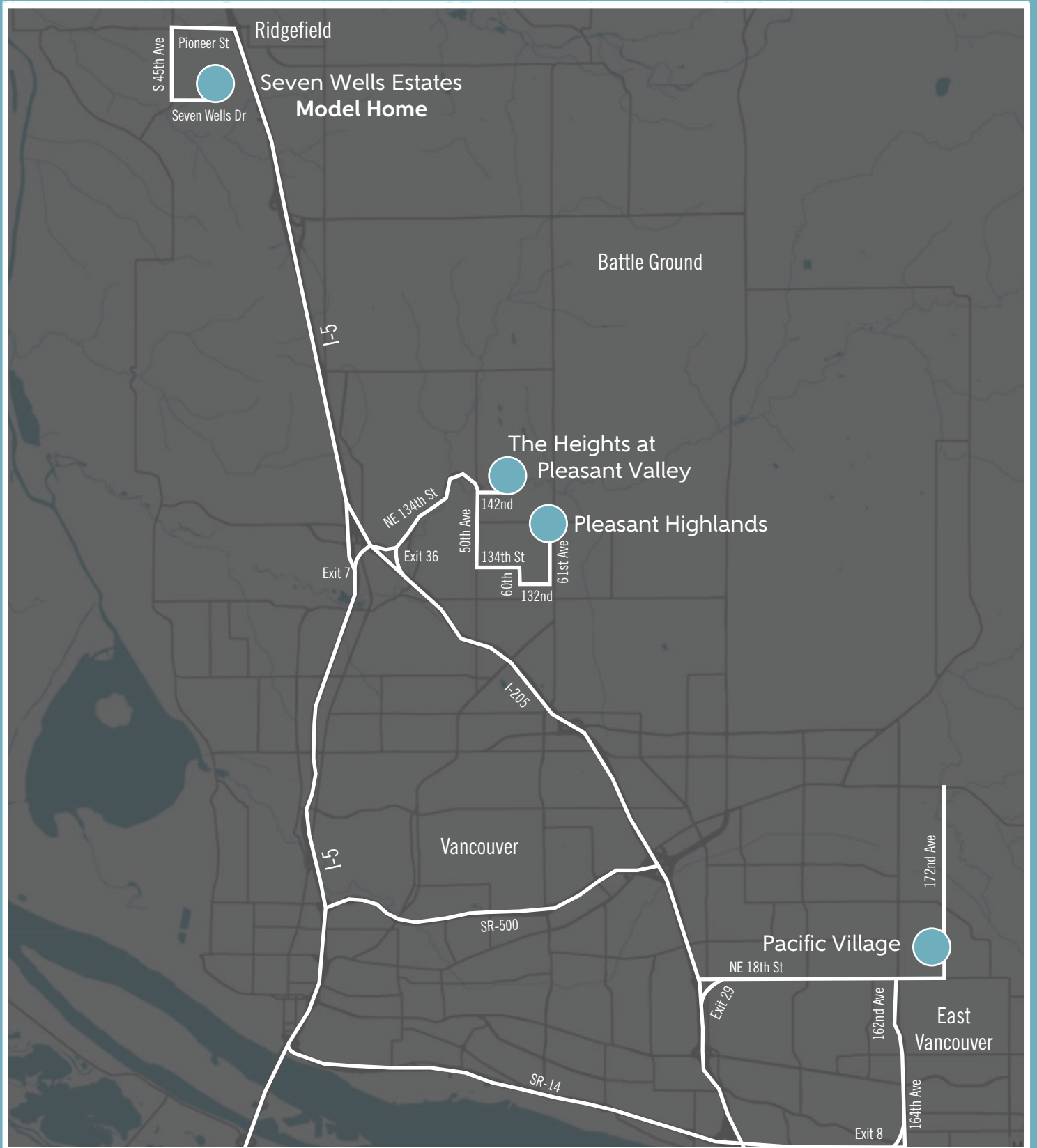
- Energy Efficient Homes
- Green friendly building products limiting off gassing
- Central networking panel
- (4) RG 6 cable jacks and (1) CAT 5 phone jack
- Ruud Energy 95% Efficiency gas furnace w/variable speed fan
- Air Conditioning
- Rinnai Tankless water heater
- Carbon Monoxide Detectors
- Energy Efficient Certified vinyl windows
- R-24 Insulation in walls
- R-30 Insulation in floors
- R-49 Insulation ceilings

Lighting and Paint

- Variety of lighting packages
- Kitchen can light package (6)
- Great room can light package (4)
- High gloss white painted woodwork
- Custom interior wall/ceiling paint color
- Garage finished through drywall tape and paint

Warranty

- 1 Year Builder Workmanship
- 2 Years Systems
- 10 Years Structural



Seven Wells Estates | Model Home
1604 S N 47th Pl, Ridgefield, WA 98642

The Heights at Pleasant Valley
14101 Northeast 50th Ave, Vancouver, WA 98686

Pacific Village
2814 NE 171st Ave, Vancouver, WA 98682

Pleasant Highlands
12709 NE 58th Ave, Vancouver, WA 98686



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