



OAKRIDGE
MANOR

PRICE LIST

CUSTOM HOMES ON 5 ACRES

FLOORPLANS

CHESTNUT GROVE	\$1,124,198
HEMLOCK MANOR	\$1,143,496
WILLOWSTONE	\$1,248,543
WHITEOAK	\$1,377,145

SHOPS

24x32x12	\$41,710
30x40x12	\$54,480
36x50x12	\$74,970
40x60x12	\$99,960

ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED AND SHOULD BE VERIFIED BY BUYER OR BUYERS AGENT. * PRICES SUBJECT TO CHANGE WITHOUT NOTICE AND SQUARE FOOTAGES ARE ESTIMATES.

LH

BUILD CO.

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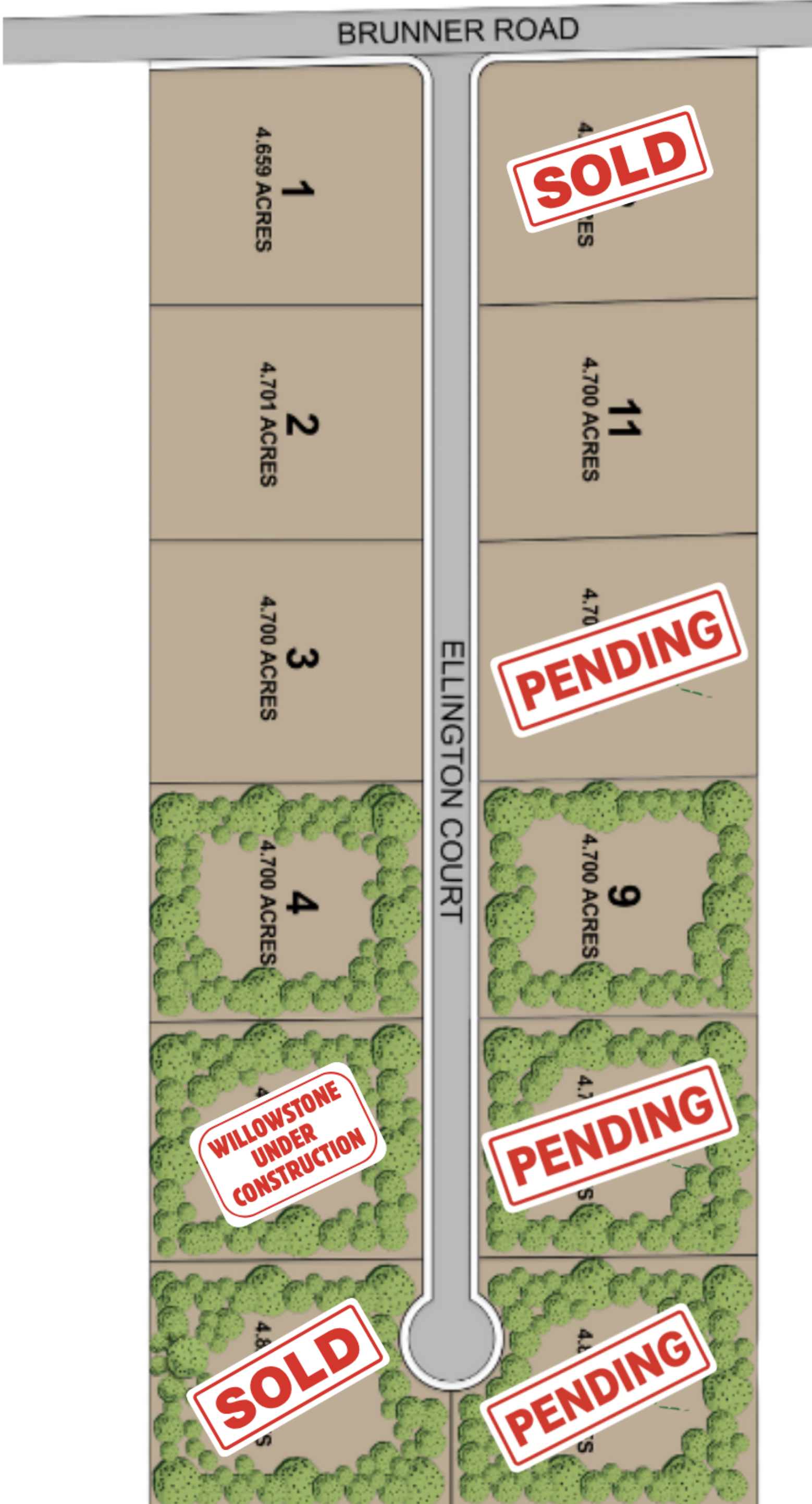


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OAKRIDGE
MANOR





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OAKRIDGE MANOR SPECS

Site Preparation

As required for footprint of home, per builder discretion
Final grade to include slope away from home for proper drainage and code requirements

Excavation

Dig, backfill, compaction for dropped floor crawl space
Prep and compaction of exterior porch, patio, and walkway
Garage slab prep to be 2-5 for top of finished slab
Final grade after exterior concrete

Foundation

Vented crawlspace, step foundation as necessary per lot
Possible steps from garage & patios based on topography per lot

Concrete Flatwork

All concrete to be broom finished, natural gray
Asphalt driveway to garage
4' walkway from driveway to porch (per plan)
Garage slab to be smooth finish

Framing

Exterior walls 2x6 studs @16" OC, garage walls per plan
Interior walls 2x4 studs at 16" OC
9' ceilings main floor, bonus rooms approximately 8' (if applicable)
Roof manufactured engineered roof trusses, porch and patio covers per plan
12" closed flat soffits at gables with 16" eaves, vented at eave side
Porch/patio soffits to be engineered wood panels w/ 1x4 smartrim at seams
Fascia to be 5/4x8 smartrim with 2x6 subfascia

Front porch post to be 6x6 LP box column (sized per plan)

Covered porch (size varies per plan)

Siding

8" LP Siding main body, painted
Gable and accents (per plan) to be painted (if applicable)
10" belly band at floor and / or gable transitions (if applicable)
Smart trim corners, doors and window wraps with header
Rough cut corbel/belly band accents on front elevation if applicable

Windows

Black fiberglass windows
Patio slider per plan
Sidelights (per plan if applicable)
Screens provided
Bathroom windows to be fogged obscure

Insulation

R-21 garage walls and ceiling
R-21 wall insulation
R-49 ceiling insulation
R-30 floor insulation

Drywall

1/2" sheetrock in house, 5/8" sheetrock where required for firecode
Skip trowel
Square corners
All windows to have bottom sill
Garage full drywall, firetaped, topcoat and primere

Roofing

IKO Cambridge limited lifetime architectural comp shingle
Synthetic underlayment
Ice and water shield at eaves and valleys
D-style drip edge at gables and eaves
Vented ridge
Color options: Dual Black, Harvard Slate, Dual Brown

Rain Gutters

Full K-Style aluminum downspouts
Color to match trim

Paint

Interior paint color (1) wall and ceiling
Exterior paint (1) body color and (1) separate trim color
Roof soffits, fascia, corners, bellies and trim to be the same trim color
Exterior doors & garage doors to be painted either body or trim color

Floor Covering

Laminate/LVP in all main floor living areas and hallways, bathrooms and laundry
Carpet in bedrooms, stairs, and upper living areas and hallways (if applicable)

LG Studio Appliances

Range: 36" freestanding - stainless steel
Microwave/wall oven combo- stainless steel
Stainless hood above range - stainless steel
Dishwasher - stainless steel
Refrigerator: Counter depth - stainless steel

Interior Doors and Trim

Interior doors -solid core, paint grade, standard height
Case - 3" flat profile w/ eased edge, MDF painted, same size header as case
Base - 5 1/4" flat profile with eased edge, MDF painted
Bypass closet doors full wood wrap
All exterior man doors to have deadbolts
Fire door to be fiberglass painted
HVAC closet doors in garage to match interior doors, fully trimmed (if applicable)

Hardware

Lever handle sets w/ square escutcheon
Floating house numbers (color TBD based on trim paint color)
Schlage century entry handle set with keyed deadbolt main entry
Master bath - one TP holder, one towel Ring, 2 towel hooks
Guest baths - one TP Holder, one bath towel bar, one hand towel bar
Powder baths - one TP holder, one towel ring
Bath hardware to be matte black
Cabinet hardware matte black square
All exterior man doors to have deadbolts

Closet Shelving

Closets/pantry to have standard open wire shelving in nickel finish

Mirrors & Shower Doors

Each bath vanity mirror to be width of countertop, mounted 4" above countertop
Slim line matte black frame detail
Clear frameless shower door in master shower (matte black)

Exterior Doors

Main entry 8' fiberglass painted
Fire door to be fiberglass
Patio sliders provided per plan

Cabinets

Alder or hickory shaker style cabinets
51" uppers, flat across w/ 3 1/2" flat crown to ceiling
Blind corner for lower corner cabinets (if applicable)
Bathrooms to be matching full height
Refrigerator cabinet alcove with 37" opening
Trash pullout beside sink
Soft close doors and drawers

Countertops

Quartz or granite countertops throughout
4" matching quartz or granite backsplash in bathrooms
& laundry

Plumbing Kitchen

Single stainless steel undermount sink
Pull down faucet in matte black 2" hole
Garbage disposal, switched from air switch, matte black
Water line with shutoff for refrigerator

Master Bath

Mudset master shower (size per plan) with 16x24 niche
Matte black fixed showerhead
Sink to be square white porcelain, undermount
Vanity fixture to be matte black, single handle
Toilet to be elongated, comfort height
Apron front built in tub with 12x24 tile surround

Guest Bath(s)

Alcove tub insert in white with 12x24 tile on walls
Matte black fixed showerhead
Sink to be square white porcelain, undermount
Vanity fixture to be matte black, single handle
Toilet to be elongated, comfort height

1/2 Bath (If applicable per plan)

Base cabinet
Sink to be square white porcelain, undermount
Vanity fixture to be matte black, single handle
Toilet to be elongated, comfort height

Laundry

Base cabinets with sink (per plan)

Exterior

Two exterior hose bibs, location determined by builder
Water line stobe polyethylene tubing, except service line
All waste & vent stobe ABS-DWV plastic pipe
Tankless gas water heater provided by HVAC, connected by plumber
Location of all fixtures TBD by builder unless specifically noted

*§ Builder may at builder's sole discretion
substitute equal or similar fixtures*

Electrical - Wired to code requirements to include following:

Panel location to be per Avista requirements
Service to be 240-volt, 200 amp
Electrical per plan
Fixture allowance \$5,000
Prewire for 2 fans
Prewire for TV/Cat5 to central lowvolt location
All positioning of fixtures TBD by electrician unless specifically noted during electrical walk
Full AC
Standard doorbell

HVAC

95% efficient gas forced air furnace
AC: lineset and coil
LP Gas to range,
LP Gas to tankless water heater
LP Gas to furnace
LP Gas to fireplace
Standard vent fans (location TBD by HVAC)
Tankless gas water heater provided by HVAC, installed by plumber

Fireplace

Gas/wood fireplace (\$6,000 allowance)
Masonry or tile accent (floor to mantle)
10x10 wood mantle

Masonry

Casa di Sassi stone veneer (installed per plan)

Garage Door

Wayne Dalton Sonoma – painted

Garage door opener with Wifi Genie

No windows

Landscaping

Landscape package allowance

Buyer to meet with landscaper prior to install

Warranty

One year warranty with builder

2-10 home warranty through third party

Shop Standards

Roof material to be 29-gauge rolled rib painted steel
over R-7 insulation/condensation barrier

Sidewalls and end gables 29-gauge rolled rib painted
steel over house wrap underlayment

All painted steel has a 40-year tough bond paint
warranty

Two gable vents included

(1) 10 x 10 insulated vinyl back overhead door (No
motor operators)

(1) 3' x 6' 8" man door

(1) 4x4 window

Truss poles are pressure treated (CCA) min. 6" x 6" or 6"
x 8" set 32" to 48" deep in concrete

Clear span factory engineered trusses designed with
4/12 roof pitch, 60# roof load, and 7# bottom loaded

Two trusses per common post with posts on 10/12'
centers. Trusses notched into posts and secured per
engineered requirements

Five (5) year building construction warranty.

Five (5) year no leak warranty on 29-gauge rolled rib
steel

*Availability of certain items in this list may be restricted
due to specific floor plans, building codes, and
construction requirements. Conditions beyond LH
Homes control may affect pricing and availability of the
products on this list. Certain upgrades may require
payment in full prior to start of construction. Prices
subject to change without notice. Please speak with an
LH Homes representative for further questions.*

Update 9/1/2025



OAKRIDGE MANOR

3568 square feet - rancher with bonus room
4 bed | 5 bath | 3 car garage



Floorplans & renderings may show added upgrade and/or changed features



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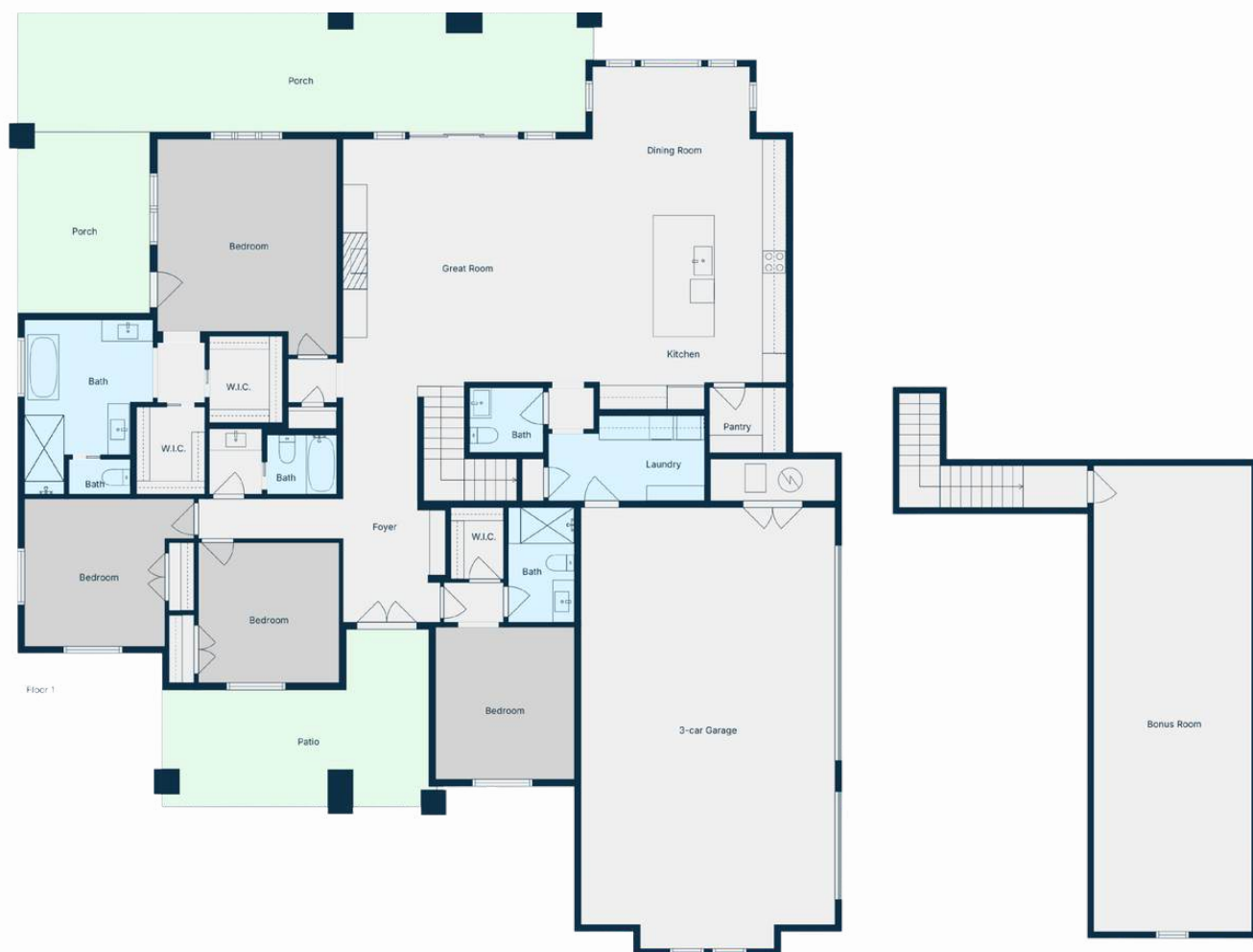




WILLOWSTONE

OAKRIDGE MANOR

3147 square feet - rancher with bonus room
4 bed | 4 bath | 3 car garage



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HEMLOCK MANOR OAKRIDGE MANOR

2663 square feet - rancher with bonus room
4 bed | 4 bath | 3 car garage



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CHESTNUT GROVE OAKRIDGE MANOR

2480 square feet - rancher with bonus room
4 bed | 3 bath | 3 car garage



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