



BLUEPLANK

Developer of Community



THE GATEWAY
MILTON FREEWATER



WWW.BLUEPLANK.COM | GATEWAY@BLUEPLANK.COM | 509-520-1906



THE GATEWAY

MILTON FREEWATER



1312-R

Equipped with Light and Air™

PRICE:	SEE PRICE SHEET
TYPE:	RANCHER
GARAGE:	2 CAR
BED:	2
BATH:	2



1368-R

Equipped with Light and Air™

PRICE:	SEE PRICE SHEET
TYPE:	RANCHER
GARAGE:	2 CAR
BED:	3
BATH:	2



1560-R

Equipped with Light and Air™

PRICE:	SEE PRICE SHEET
TYPE:	RANCHER
GARAGE:	2 CAR
BED:	3
BATH:	2

*Exterior color and siding details may not represent actuals and shall be considered as reference only



THE GATEWAY

MILTON FREEWATER



1687R-TS

Equipped with Light and Air™

PRICE:	SEE PRICE SHEET
TYPE:	TWO-STORY
GARAGE:	2 CAR
BED:	3
BATH:	2.5



1840-R

Equipped with Light and Air™

PRICE:	SEE PRICE SHEET
TYPE:	RANCHER
GARAGE:	2 CAR
BED:	4
BATH:	2



1856-TS

Equipped with Light and Air™

PRICE:	SEE PRICE SHEET
TYPE:	RANCHER
GARAGE:	2 CAR
BED:	3
BATH:	2.5

*Exterior color and siding details may not represent actuals and shall be considered as reference only



THE GATEWAY

MILTON FREEWATER

PHASE I OFFERING

LOT 1 PENDING SPEC 1856-TS 3 LEWIS CIR	LOT 2 PENDING SPEC 1560-R 5 LEWIS CIR	LOT 3 PENDING SPEC 1368-R 7 LEWIS CIR	LOT 4 AVAILABLE SPEC 1687-TS 9 LEWIS CIR	LOT 5 PENDING 1266-R 11 LEWIS CIR	LOT 6 PENDING 1368-R 13 LEWIS CIR
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LOT 46 AVAILABLE SPEC TBD 2 LEWIS CIR	LOT 45 AVAILABLE SPEC 1687-TS Elevation B 4 LEWIS CIR	LOT 44 AVAILABLE SPEC 1560-R Elevation B 6 LEWIS CIR	LOT 43 AVAILABLE SPEC 1840-R 8 LEWIS CIR	LOT 42 AVAILABLE SPEC 1856-TS 10 LEWIS CIR
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WHO WE ARE

BluePlank is a well-equipped team of individuals who are committed, intentional, and effective. Driven by the principles of service leadership, value engineering, and lean manufacturing, we create timeless communities in the Pacific Northwest.

As a professional team we continue to be students of all that is required in land development and home construction best practices.

= Iron Sharpens Iron.

WHAT WE DO

Blueplank is a builder of community.

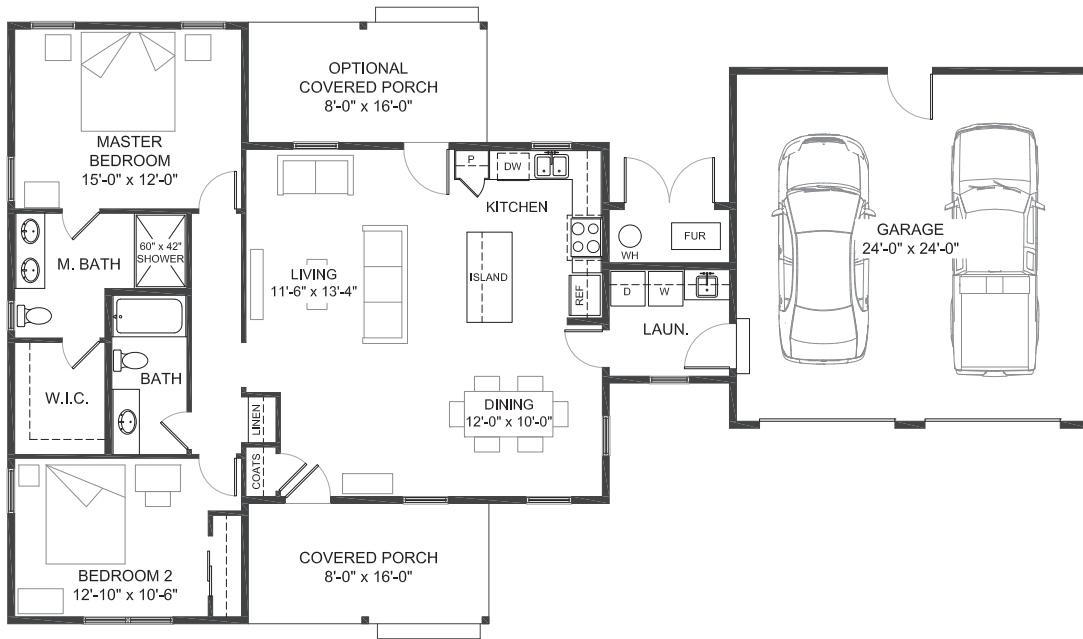
First, we are purposeful in the selection and acquisition of our land positions. Second, we design home plans that are encrypted with a consistent and relevant theme complimenting the overall community. Lastly, Blueplank executes and regulates the design, financing, construction, delivery and warranty of our various finished home offerings.

= Communities with purpose.

HOW WE DO IT

The BluePlank leadership team has worked diligently over many years to develop and apply the specific soft and hard skill sets required to provide a level of home quality that respects and honors our legacy. This is done within a committed and loyal coalition with our workforce and supply chains. As a result of the strength of the Blueplank Coalition (strong trusting relationships), we offer the controls to confidently regulate quality standards, cost, schedules, move-in dates, and after-the-sale customer service.

= Coalition, The Way



1312-R

Equipped with Light and Air™

PRICE: \$342,500

* Add Optional 8' x 16' Covered Back Patio per Print: \$8,000

SQ FT: 1312

ELEVATION: PER PRINT

TYPE: RANCHER

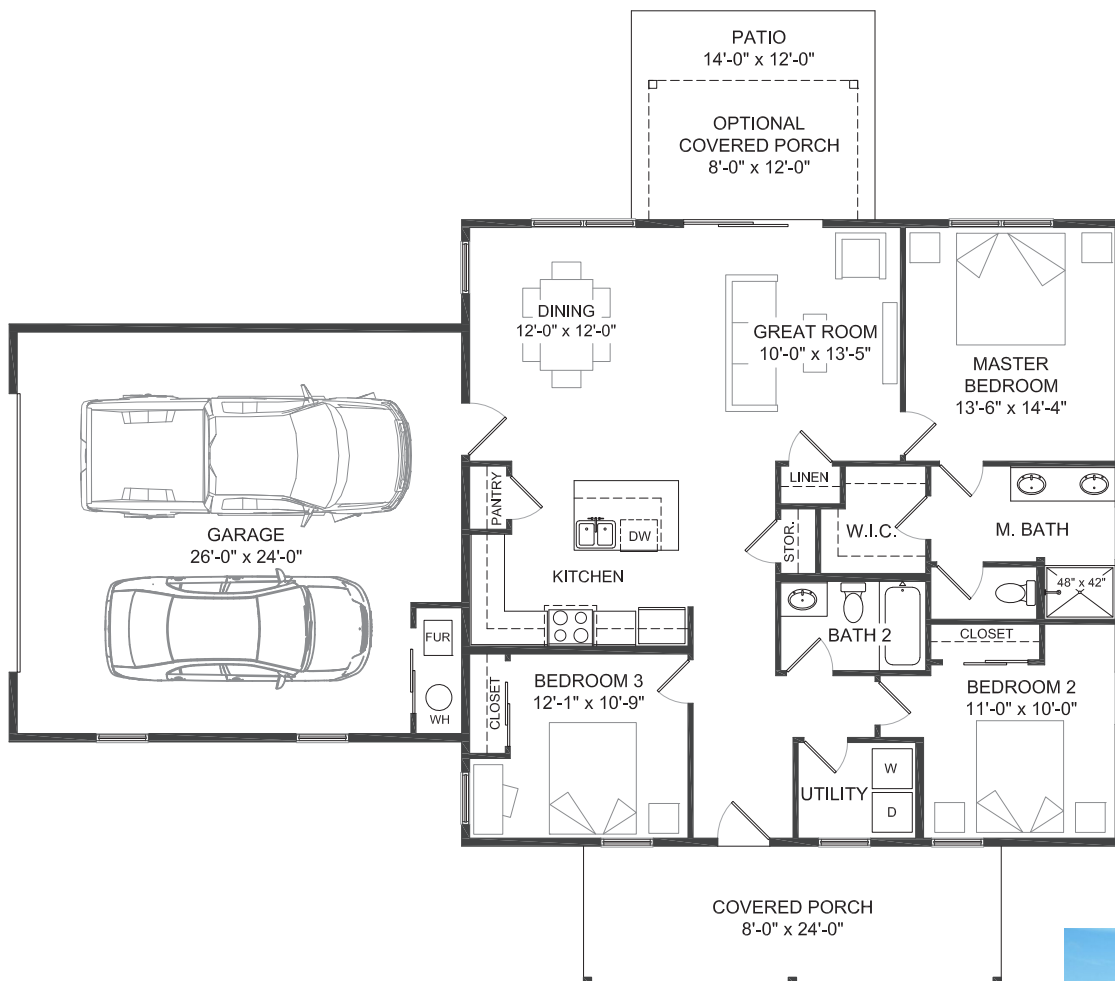
GARAGE: 2 CAR

BED: 2

BATH: 2



PRICES VALID UNTIL JULY 31, 2021



1368-R

Equipped with Light and Air™

PRICE: \$352,500

* Add Optional 8' x 12' Covered Back Patio per Print: \$6,000

SQ FT: 1368

ELEVATION: PER PRINT

TYPE: RANCHER

GARAGE: 2 CAR

BED: 3

BATH: 2



PRICES VALID UNTIL JULY 31, 2021



1560-R

Equipped with Light and Air™

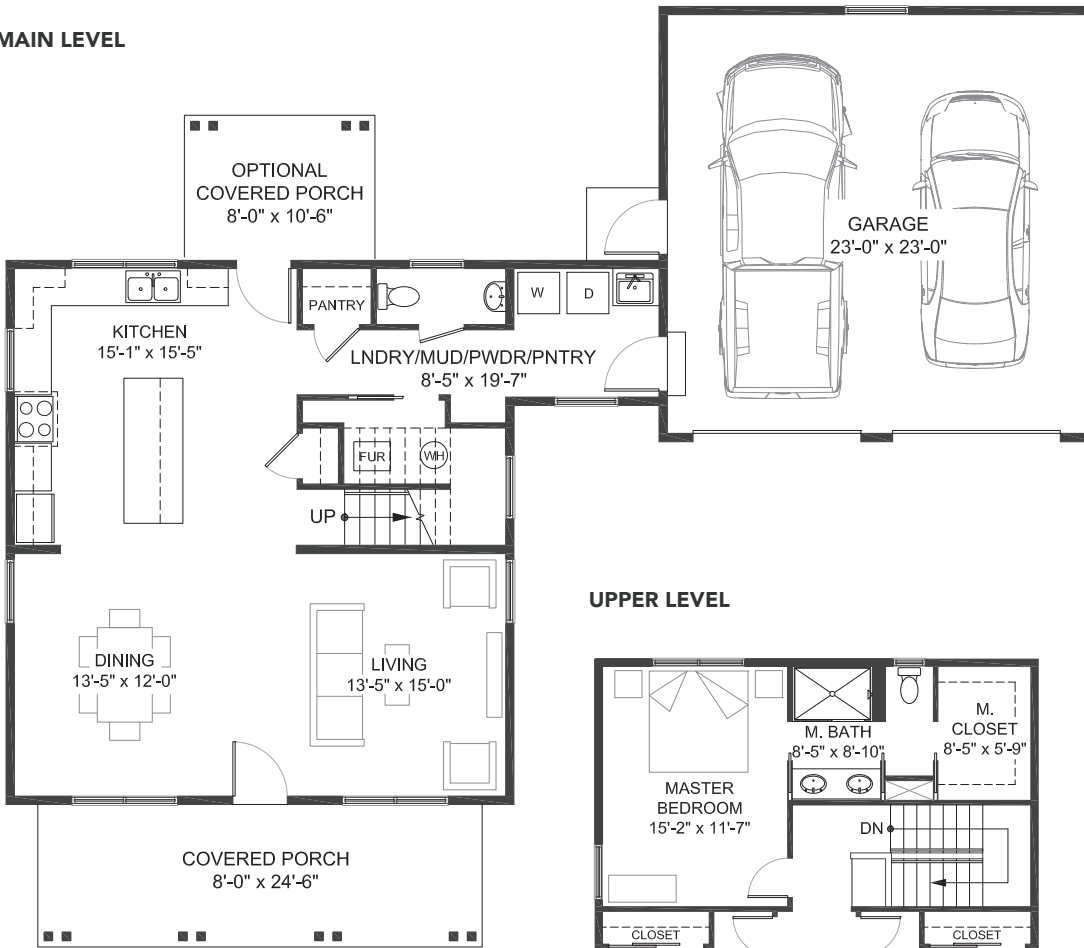
PRICE:	\$372,500
SQ FT:	1560
ELEVATION:	PER PRINT
TYPE:	RANCHER
GARAGE:	2 CAR
BED:	3
BATH:	2



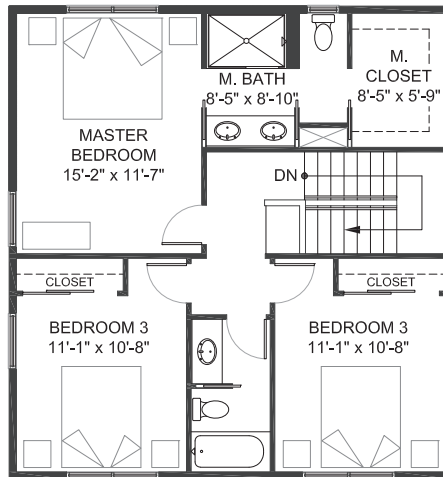
PRICES VALID UNTIL JULY 31, 2021



MAIN LEVEL



UPPER LEVEL



1687R-TS

Equipped with Light and Air™

PRICE: \$387,500

*Add Optional 8' x 10'-6" Covered Back Patio per Print: \$5,500

SQ FT: 1687

ELEVATION: PER PRINT

TYPE: TWO-STORY

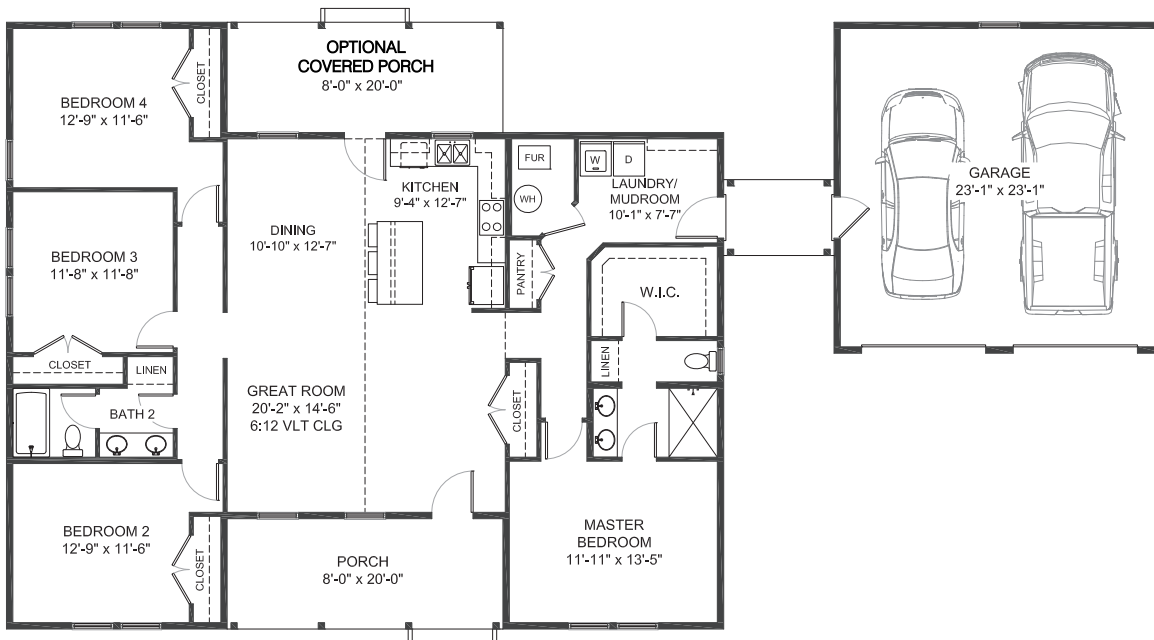
GARAGE: 2 CAR

BED: 3

BATH: 2.5



PRICES VALID UNTIL JULY 31, 2021



1840-R

Equipped with Light and Air™

PRICE: \$429,900

**Add Optional 8' x 20' Covered Back Patio per Print: \$9,500*

SQ FT: 1840

ELEVATION: PER PRINT

TYPE: TWO-STORY

GARAGE: 2 CAR

BED: 4

BATH: 2



PRICES VALID UNTIL JULY 31, 2021



GATEWAY - PHASE I - STANDARD SPECIFICATIONS
BUILT WITH LIGHT AND AIR

SITE PREPARATION

- As required for footprint of home. Final grade to include slope away from home for drainage and code requirements up to 10' around home. Remainder of lot to remain native.

SEWER & WATER

- Sewer - City of Milton-Freewater
- Water - City of Milton-Freewater

FOUNDATION

- Concrete footings and walls with ventilation to meet code.

FLATWORK

- Broom finished concrete walkway, front, porch, rear patio, and driveway.

FRAMING

- Exterior Walls including garage: 2x6" studs at 16" o.c. 9' flat ceilings.
* Cathedral in Great Room on select plans
- Interior Walls: 2x4 studs at 16" O.C.
- Floor Framing: Manufactured engineered floor I-Joists recessed in crawl space.
- Roof: Manufactured engineered roof trusses.
- 16" open tail soffits with 12" gable eave. One-piece fascia detail

SIDING

- Siding installed over house wrap as per architecture design. Combinations of materials consisting of fiber cement and board, LP smart trim, and real wood.

WINDOWS

- White vinyl framed, Low-E energy efficient windows with screens.
- Obscure glass at baths where applicable.
- Windows set with waterproofing tape on all sides and metal flashing at header (top) of window.

INSULATION

- Walls R-21 batts, ceiling R-49, floor Crawl place floor R-38.
- Windows, doors and framing to sub-floor sealed with spray foam insulation.

DRYWALL

- 1/2" sheetrock in living areas, fire tape where required for fire code. Square corners throughout.
- Texture: Class IV imperfect smooth on walls and ceiling

ROOF

- 30 year composite installed over synthetic underlayment, ice and water dam protection membrane, and drip edge.

RAIN GUTTERS

- N/A

PAINT

- Interior: Benjamin Moore with eggshell sheen. Repose Gray or Shoji White walls and ceilings
- Exterior: Benjamin Moore ultra spec, satin sheen.
- Solid body single color body with accent trim color. * colors determined by Developer

FLOORING

- Luxury Vinyl Plank: Entry, hallways, great room, kitchen, dining, master bedroom, master closet, bathrooms, utility room
- Carpet: Bedroom 2 and Bedroom 3 and corresponding closets

APPLIANCES

- Stainless steel finish.
- Range: 30" programmable electric slide-in range. Gallery style with controls at front
- Microwave: Built in programmable microwave. Over the range microwave to have active exhaust ventilation
* Stand-alone range hood vent with active ventilation on select plans
- Dishwasher: 5-Cycle post scrub
- Garbage disposal 1/3 hp

INTERIOR DOORS & TRIM

- Interior doors: Painted "Craftsman III" hollow core door
- Floor base Trim and Door trim casing: Stain and lacquered or painted upsized to 3 1/2" one piece wood headers with 2 1/2" case and 3 1/2" base
- Windows: Full wood wrapped windows in great room dining and kitchen where applicable.
- Window: Stain and lacquer or painted sill and apron. Finished sheetrock 3-sides (balance) of windows
- Sliding glass door: If applicable, Stain and lacquer or painted full wood wrap.

GARAGE DOOR

- Insulated metal roll up door/s. Door style per BluePlank selections.
- Garage door opener with 2-remotes.

FRONT DOOR

- Insulated fiberglass door with gel stain on exterior and interior. Hardware finish to be brushed nickel, black, or oil rubbed bronze. Door hardware to include deadbolt lock. Door style per blueprint. Selections from BluePlank's approved list.

CABINETS

- Birch cabinets with shaker door detail.
- Stain color to be selected from Blueplank's approved list.
- Kitchen cabinets to be finished with crown molding detail.
- Soft close doors and drawer throughout
- Pulls on kitchen cabinets. Finish to be oiled rubbed bronze, nickel, or black (selection from BluePlank's approved list)

COUNTERTOPS & SINKS

- Kitchen: Granite or quartz stone countertops with undermount stainless steel sink.
- Bathroom Granite or quartz stone countertops with white drop in china sink/s.
- Kitchen backsplash: Full tile backsplash from countertop to bottom of upper cabinets
- Bathroom/s backsplash: 6" - 8"

MIRROR/S

- Stand alone mirrors at each bathroom vanity.

PLUMBING

- Kitchen sink: Stainless steel 1 compartment undermount sink.
- Kitchen sink fixture: Moen single valve with chrome finish.
- Master bath shower: Oversized fiberglass pan with full tile surround, with bi-pass clear glass shower door. Door hardware to be standard chrome.
- Master bath sink/s: 2 - White china drop in sink/s.
- Master Bathroom: 2 - Sink fixture/s: Moen single valve with chrome finish.
- Master Bath toilet: White elongated.
- Other bath/s: 32"x60" One-piece fiberglass tub/shower combination (smooth finish) with ORB, Black, or Satin Nickel shower rod
- Other bath/s sink/s: White china drop in sink/s.
- Other bath/s sink/s fixture: Moen single valve with chrome finish.
- Other bath/s toilet/s: White elongated toilet.
- Remaining bath hardware finish to be chrome.
- Hose Bibs: 2 locations to be determined by builder.

ELECTRICAL

- Service: 240 volt - 200 amp. Panel location to be determined by builder.
- Electrical outlets and switching per code.
- Prewired for TV: 3 locations
- USB charger outlet: 3 locations.
- Lighting fixtures: select package.
- 1 exterior electrical outlets at front porch and rear patio
- Recessed Lights: Can lights with dimmer switch zones throughout Great room, Kitchen and main floor hallways.
- 1- Recessed can light with separate switch at all tubs and showers.
- Pendant light(s) above kitchen island - count determined by Builder
- Decora light switches
- Stand-alone vanity light fixture at each bathroom vanity
- Coach light at exterior of each exterior door and on either side of garage

HVAC

- Energy efficient (95%+) electric furnace with upgraded Hyper Heppa air filter for improved air quality and energy efficiency. Professionally designed ventilation system with upgraded filtration to reduce allergens and irritants while providing fresh air.
- Programmable thermostat to regulate 95% furnace & AC/ Heat Pump Condenser
- 50 gallon Electric hot water heater.

DECKS

- N/A

LANDSCAPING

- Front yard to include:
 - * Grass to be Sod
 - * Multi-zone irrigation with drip line in planter beds.
 - * Planter beds to have concrete borders, with weed barrier and crushed basalt fill
 - * 2x - 2" caliber tree in front, species TBD
 - * 15- 1 gallon shrubs

OPTIONS BY REQUEST: ASK SALES AGENT FOR PRICING

- Back and side yard landscaping package.
- Back patio cover.
- Gas Fireplace *requires propane tank
- Buried propane tank and propane gas appliance adapter kit.
- Garage Man Door



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