



25TH  
CLEARY



Renaissance Homes

VINTAGE  
COLLECTION

4834 NE 25TH



## The Cleary

**\$549,900**

**Alberta Arts Neighborhood**

2,547 Sq. Ft. Home

Including 294 Sq. Ft. Unfinished Basement

2 Car Attached Garage



- 3 Bedrooms and 2.5 Baths
- Den on the Main
- Spacious Kitchen & Great Room

- LEED Certified Energy Efficient home
- Close to restaurants, shops, New Seasons Market
- Near parks and school
- McMenamins Theater and Multnomah County Library close by
- Walk Score of 80!

- Box beam ceilings
- Granite counters in kitchen.
- Extensive hardwood floors
- Wainscoting
- Fenced yard
- New home warranty
- Rainscreen siding system for durability
- Classic Spring interior package

RMLS 12597855

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# THE CLEARY

# INCLUDED FEATURES



## The Renaissance Way

- An easy to follow road map explaining the building process
- Opportunity to select from nine unique interior packages
- Select your plumbing, lighting, and appliance package
- After selecting your interior package, you will be able to select from an extensive menu of individual options and upgrades to personalize your home
- Numerous meetings and continuous personal communication with your Construction Manager and your Sales Representative throughout the construction of your home
- Meetings with your landscaper, electrician and low voltage specialist to detail plans for those elements of your new home
- Pre-drywall and post-construction certifications

## Distinctive Exteriors

- Classic Portland Vintage style architecture\*
- **Milgard**® high efficiency vinyl windows with screens on all operable windows
- Brushed concrete driveways and walks
- 120 square foot brushed concrete patio\*
- Professionally landscaped front yard
- Two hose bibs, garage side and rear patio
- Two weather resistant electrical outlets, one on garage side and one near rear patio
- Choice of designer paint collections

## Richly Detailed Interior Finishes and Features

- Designer selected interior finish packages, each with a choice of Autumn or Spring color palettes
- Hardwood floors in all main floor living areas
- Dramatic coved arches and box beam ceilings
- Open rail staircases
- Custom art and furniture niches\*
- All windows and door casings wrapped in 3 1/4" millwork, 5 1/4" base molding - styles vary\*
- 36" Gas fireplace with tile surround and painted mantle flanked by built-in, open bookcases
- 5' Board & Batt wainscot in entry and stairway
- Mud room bench with beadboard and shaker pegs\*
- Marmoleum flooring in utility room
- Pre-plumbed for air conditioning
- Pre-plumbed for central vacuum system
- Security system

## \*Per Plan

## Classic Kitchens

- Kitchen layouts by our ASID interior designer
- Slab granite countertops with full height tile backsplash
- Hardwood floors
- **GE** stainless steel appliances with gas range
- Built in **GE** microwave
- 36 and 42" height cabinets
- Round knob with cup pulls - variety of finishes available
- **Stainless steel** sink under mounted with single handle stainless steel pull out faucet/sprayer
- Convenient slab granite work center island \*
- Convenient under cabinet lighting
- 1/2 horsepower garbage disposal with chrome trim
- Ice maker water source in refrigerator space
- Enclosed pantry with wood shelving

## Living Green - Energy Efficiency

- High efficiency tankless hot water heater
- 93% forced air gas furnace with energy efficient digital thermostat
- High-efficiency, tankless water heater
- Vented **Rain Screen** siding system to prevent moisture intrusion
- **Tyvek**® Home Wrap is used to keep the house air and water tight
- GE Energy Star® dishwasher
- High efficiency compact fluorescent lighting throughout the home.
- Premium insulation system exceeds standard code requirement; including blown in "Polar Blanket" insulation in the walls.
  - R-49 ceiling insulation
  - R-23 exterior wall insulation
  - R-38 ground floor insulation
- **LEED Certified energy efficiency**
- **Indoor air quality** - Fresh air whole house ventilation system
- Efficient Ductwork - mastic sealed and protected during construction
- Low VOC adhesive, caulking and paint
- Granite and tile countertops reduce off-gas and promote sanitary surfaces