

# *The Alder*

292 Mountain Vista Way, Kalispell

Lot 15 Cottage Gardens

**1,735sq ft - 3 bedrooms, 2 full baths**

## **Quality of Construction:**

- 2x6 exterior walls
- Milgard windows with lifetime warranty
- Cutting-edge framing practice with flashing at windows
- Roofing installed with water and ice shield at eaves and valleys for extended wear
- Fully insulated garage
- Insulated garage doors with wi-fi opener included
- 5/8" drywall on ceilings to improve sound and comfort
- High efficiency and dual-zoned GFA unit w/ digital wi-fi thermostat, option to control by smartphone!
- Upgraded quiet, delayed exhaust fans in all bathrooms with separate ventilation fan in master toilet room



## **Designed for Comfort and Style:**

- Cabinets built with self-closing hinges on doors
- Soft-close drawers with 5-piece fronts and decorator hardware
- Pull-out garbage cabinet
- Designer light fixtures
- Stain-resistant carpet
- Craftsman-design door and millwork package
- Custom closets throughout
- Upgraded and 100% waterproof SPC flooring throughout main floor living areas and, in all bathrooms

- Upgraded and highly durable quartz countertops throughout all baths and kitchen
- Tiled master shower and tub surround with custom glass enclosure
- Designer free-standing soaking tub in master bathroom
- Covered front and back patio with stained tongue and groove ceiling
- Decorative Wall paneling in mudroom and bathroom
- Expanded laundry and mudroom
- Custom built-in bench with cubbies and coat hooks
- Designer chain rain drains
- Natural landscaping with irrigation front and back
- Custom wood accents on exterior elevation
- Premium lot in quiet neighborhood

### **Mechanicals for Efficiency:**

- Upgraded gas fireplace with remote in the great room
- Energy-efficient electric hot water heater
- GE Gas cooktop
- Industrial hood vent
- GE Microwave/Oven wall combo in stainless steel
- GE Profile French door refrigerator with bottom freezer in stainless steel
- GE upgraded dishwasher in stainless steel
- Badger garbage disposal in stainless steel
- Pre-plumbed for water softener

## ***Iron Star Construction New Home Warranty***

Homeowner Orientation and Walk Through at Closing

30-Day Walk Through

1-Year Walk Through

*The Iron Star Construction team will make sure that you and your clients are confident in their investment!*

