



PLEASANT HOLLOW

A quaint community beneath towering fir trees offering larger building sites to accommodate many one-level and master on the main plan designs. Located 5 minutes from I-5 & I-205 highway interchange, hospitals, WSU campus, walking trails and all daily amenities.

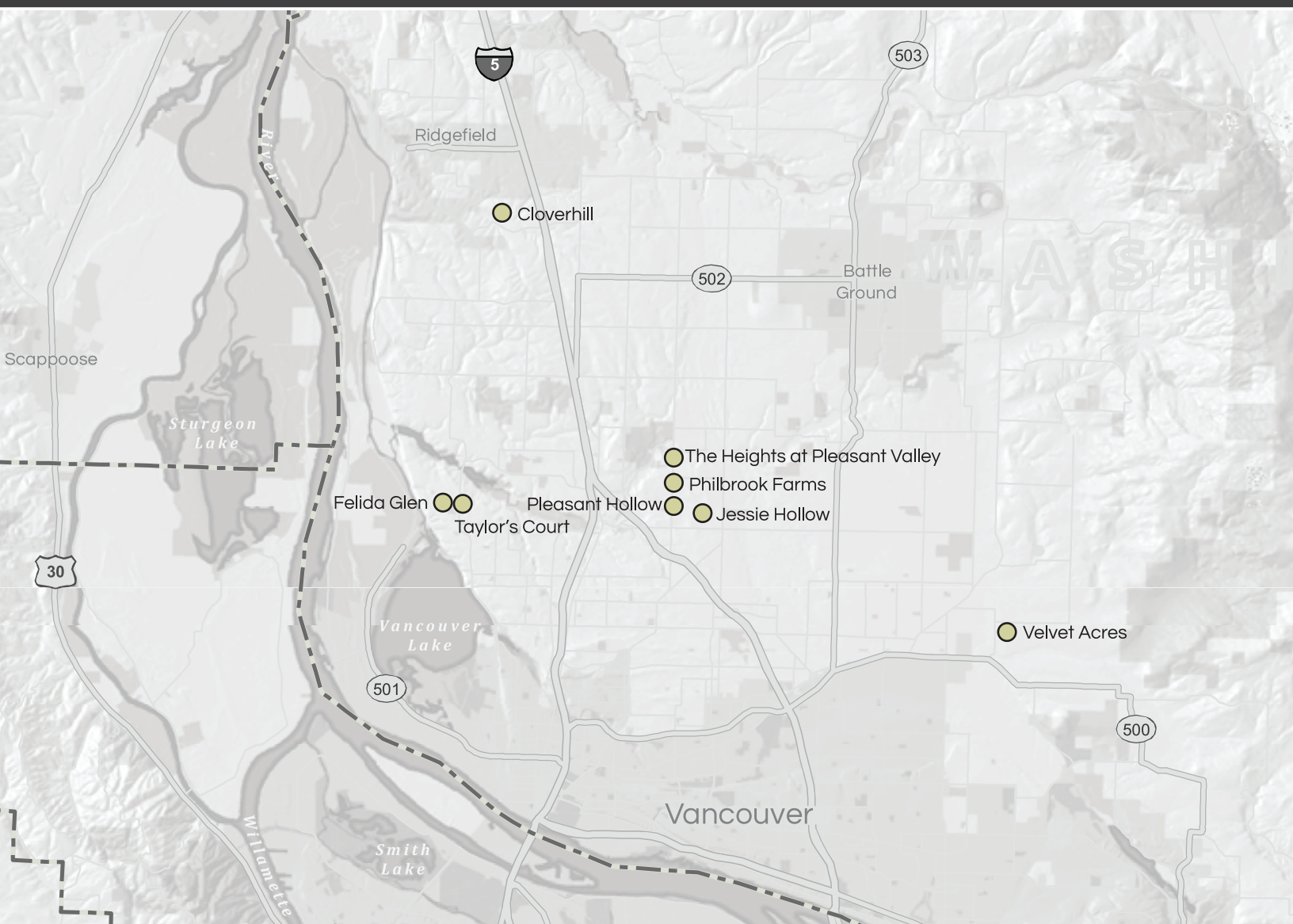


The Kingston team brings together over 50 years of building and developing experience. Our team has collectively built over 1500 homes in Washington State. This knowledge and experience is poured into every plan, detail, and decision when building your new home.

Info@KingstonHomesLLC.com | (360) 521-7565 | www.KingstonHomesLLC.com

KINGSTON HOMES

Kingston Homes has several fabulous communities throughout Clark County offering green belt lots, community parks, and top rated schools.



A hallmark of Kingston Homes is our attention to quality and detail.
Our custom homes are built to your high standards.

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PLEASANT HOLLOW



LOT PREMIUMS

- No Lot Premium
- \$3,000
- \$5,000

Chris Galyon | Sales Manager
(360) 521-7565
Chris@KingstonHomesLLC.com

1269 S. 44th Ave.
Ridgefield, WA 98642
www.KingstonHomesLLC.com



PLEASANT HOLLOW

STANDARD FEATURES

INTERIOR FEATURES

9ft. Ceilings First Floor, 8ft. Ceilings Second Floor
Raised Ceilings at Entry And Master BR (per plan)
Oversized Cabinets And Windows
Stained Alder or Beechwood Cabinet Allowance (per plan)
Deluxe Millwork Package w/ Fully Wrapped Windows
3-Panel Faux Wood Doors w/ 5" Molded Header Trim
5.5in. Base w/ 3.5in Door Casing
Oil Rubbed Bronze/Brushed Nickel or Chrome Hardware
White Wood Work in All Closets/Pantry
Gas Fireplace w/Tile and Floating Mantel
One Interior Paint Color for Walls w/ White Clgs & Trim
Custom Hard Surface and Flooring Allowance
Slab Granite or Quartz Counters in Kitchen
Laminate Wood Floors in Kitchens/Nook/
Great Rooms/Entry
Tile Flooring And Counter Tops in Full Baths
Mud-Set Tiled Master Bath Shower w/ Frameless Glass
Whirlpool Stainless Built-in Oven
Built-in Microwave/ Dishwasher
5-Burner Gas Cooktop/ Broan Range Hood
Stainless Steel Cabinet or Full Depth Refrigerator
Stainless Steel Under-Mount Kitchen Sink
Plumbed for Icemaker
Delta Leland Brushed Nickel Kitchen Faucet
Garbage Disposal
Delta Ashlyn or Lahara ORB/BN or Chrome Bath Fixtures
ORB/BN or Chrome Bathroom Hardware
Logan Square Sinks/Sterling Toilets In Baths
Custom Lighting Allowance
Kitchen/Great Room Can Lighting Package (10 Included)
5.0 Ceiling Speakers At Great Room
Security System w/Keyless Entry Lock
Central Networking Panel w/5 Locations RG-6/CAT6
Drywall Through Fire Tape In Garages

ENERGY EFFICIENCY

Energy Star Built Homes w/ Energy Performance Score
96%+ Efficient Ruud Gas Forced Air Furnace
Air Conditioning
Rinnai Tankless Water Heater
Energy Efficient Vinyl Windows
R-23 (BIBS) Insulation in Walls
R-38 Insulation in Floors
R-49 Insulation in Ceilings

EXTERIOR AND MECHANICAL

3-Car Garages (per plan)
Covered Back Patios (per plan)
Full Front and Backyard Landscaping
Full Front and Backyard Sprinkler Systems
Backyard 6ft. Pre-Stained Cedar Fencing
Limited Lifetime Architectural Black Roofing
Tyvek Weather Wrapped Exterior
Complete Fiber Cement Siding w/ 3 Exterior Paint Colors
Painted Hardi Shake Accents
Stone Or Stone ½ Posts and Beam Accents (per plan)
Stained Knotty Alder Front Door With or Without Glass
Wayne Dalton Sonoma Insulated Garage Doors
Garage Doors w/ Windows and Black Hardware
Garage Door Opener w/ Keyless Entry
Crawl Space Foundation
2x6 Construction
Kiln Dried Lumber
I-Joist Engineered Floor Systems

WARRANTY

1-Year Builder Warranty (w/ One-Year Walk)
2-Year System Warranty (Centricity)
6-Year Structural Warranty (Centricity)

PLEASANT HOLLOW HOMES & PRICING

1 LEVEL

Ash	1824	\$497,900
Hickory	1971	\$508,900
Hickory Prairie	1971	Per Quote
Alder	2133	\$524,900
Seabrook	2110	\$525,900
Hawthorn	2270	\$531,900
Cottonwood	2306	\$544,900
Manzanita	2382	\$550,900
Nehalem	2627	\$568,900

2 LEVEL

Camelia	2189	\$515,900
Westport	2318	\$529,900
Walnut	2409	\$541,900
Hemlock	2488	\$543,900
Newport	2692	\$562,900
Walnut II	2759	\$567,900
Cedar	2884	\$576,900
Astoria	2890	\$574,900
Aspen	2900	\$578,900
Madrone II	3045	\$586,900
Madrone	3081	\$590,900
Bandon	3111	\$592,900
Astoria II	3234	\$604,900
Tillamook	3482	\$641,900

MASTER ON THE MAIN FLOOR

Neskowin	2061	\$518,900
Ironwood	2260	\$526,900
Linden	2567	\$564,900
Agate	2620	\$566,900
Agate Prairie	2620	Per Quote
Cypress	2802	\$579,900
Cypress Prairie	2802	Per Quote
Nehalem II	3228	\$611,900
Bainbridge	3379	\$628,900

Custom architectural elevations available for all plans per quote.

• Prairie • Farmhouse • Craftsman

* Some plans may incur fire sprinkler system requirements.

