



## **SPRING MOUNTAIN MEADOWS**

### **New Homes Details and Neighborhood Update**

Spectacular mountain and golf course views are only the beginning. Spring Mountain Meadows is located within the highly desirable Spring Mountain Ranch community in McCall, Idaho where all owners have security card access to the Ranch House & amenities. Homeowner's dues are \$700/year.

The Ranch House is an owner's clubhouse complete with:

- 2 tennis courts
- Pool
- Spa
- Fitness center
- Steam room
- Locker rooms
- Great room for entertaining
- Barbeque on the pool deck
- Kitchen for owner's use
- Free DSL wireless at the Ranch House
- ...all on a knoll overlooking the 9th tee and fairway.

In 2009 and 2010, Robnett Properties built 9 homes in the Spring Mountain Meadows neighborhood in Spring Mountain Ranch (the area along the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> holes of the McCall Cedar course), in the past 2 years. 8 of these homes have been sold, and one is currently available for sale, which is available for showings as it also is our current 'model home.' These homes are a great value; particularly due to the quality of construction, location, and because they enjoy all the amenities of Spring Mountain Ranch, a very well run and financially stable HOA.

Options for new homebuyers include purchasing an existing brand new home currently serving as our model home, or having a home custom built for you. Design/build home costs are generally the same as our built model homes.

Please contact your agent or Mike Maciaszek at (208) 315-2945 to see the homes, neighborhood and amenities, or with any needs or questions.

Plat Maps, CC&Rs, HOA and Architectural Guidelines information can be found on the Spring Mountain Meadows website <http://www.springmountainmeadowsmccall.com>

## **Spec Sheet Example for a Custom Home in the \$250,000 Price Range**

- Single level home 1,600 sq ft
- 435 sq ft attached garage
- Driveway – asphalt
- Front and rear yard sprinkled and landscaped, grass, bushes, trees and boulders
- 2” x 6” frame construction
- Energy Seal insulation package (50% more efficient than standard)
- Energy heal trusses to prevent ice damming
- Stucco, Stone & wood siding exterior
- Covered Patio 10’ x 26’
- Hand texture drywall ceilings, orange peel texture walls.
- Drywall corners will be a combination of rounded and square
- Custom, recessed panel Knotty Alder Cabinets with glaze finish
- Custom built range hood, painted and glazed to complement cabinets
- Custom front door stained and built to match cabinets,
- Solid granite countertops in kitchen with 6” high tumble stone backsplash
- Stainless steel undermount sink
- Stainless steel dishwasher, range (electric coil, self cleaning) and microwave
- Formica countertops in baths with tumble stone backsplash
- Master bath fiberglass soaking tub with tile apron
- Separate shower with fiberglass pan and tile surround, obscure glass shower door
- Dual vanity, top mount china sinks, 4” spread faucets
- 2<sup>nd</sup> bath fiberglass tub/shower combo.
- 2<sup>nd</sup> bath single vanity, top mount china sink, 4” spread faucet
- Plate glass mirrors
- Oil Rubbed Bronze plumbing fixtures throughout
- Oil Rubbed Bronze lighting package
- Slate tile entry
- Wood floor in hall, dining and kitchen
- Tile floors in Laundry, 2<sup>nd</sup> bath and toilet room of master bath
- Carpet in all bedrooms, great room, master bath and closets
- Single color Wall paint. Complementary color for wood work
- Interior wood finish is craftsman style paint grade
- Interior paint grade doors may be selected from several options
- Insulated garage door painted complementary color with cedar trim – carriage house style
- Garage door opener with keyless pad
- Garage to be dry walled and fire taped
- Electric forced air heating system
- Architectural 30 year shingle with complete ice & water sub-roof
- Gas fireplace with tile surround & mantel
- Electric 40 gallon hot water heater
- Home includes written, standard, Builders One Year Warranty

## **Low Maintenance Energy Efficient Homes Built to Last**

Quality, longevity, minimal maintenance, and energy efficiency are very important to Robnett Properties. Here are some examples what goes into a Spring Mountain Meadows home built by Mike Robnett:

- Energy Seal foam and blown in cellulose insulation
- Fully sealed conditioned crawlspaces
- Energy heal trusses to minimize heating costs, and prevent ice dams
- All wood siding is stained/sealed on all sides and ends before it is put on the home
- French drains are utilized along the eave sides to maximize water drainage
- State of the art remote WiFi thermostats so you can access and control your thermostat remotely via computer or iPhone application to control and reduce your energy usage when you're away

For a home of approximately 1,600 square feet which does not utilize a wood stove for heat, the following are current electric monthly costs in Spring Mountain Meadows for the last 12 months:

11/10/09 - 12/11/09	\$127.50
12/11/09 - 01/12/10	\$190.95
01/12/10 - 02/09/10	\$121.18
02/09/10 - 03/11/10	\$125.34
03/11/10 - 04/12/10	\$110.20
04/12/10 - 05/11/10	\$56.45
05/11/10 - 06/10/10	\$81.32
06/10/10 - 07/12/10	\$54.40
07/12/10 - 08/10/10	\$45.54
08/10/10 - 09/09/10	\$26.68
09/09/10 - 10/11/10	\$32.04
10/11/10 - 11/09/10	\$75.58