

Amenities List

3471 Cabernet Ln

Eugene, Oregon

Entry

- Hardwood floors
- Vaulted ceiling

Kitchen

- Beautiful slab granite counters
- Island workspace
- Breakfast bar seating
- Custom cabinets
- Hardwood floors
- Stainless oven & gas range
- Stainless steel, Whirlpool dishwasher
- Pre-plumbed for ice maker
- Pre-wired for phone/cable

Dining Room

- Built-in workstation/homework desk w/storage
- Hardwood floors
- Access door to rear patio

Living Room

- Custom tile fireplace surround with floor to ceiling tile
- Gas fireplace
- Pre-wired for phone/cable

½ Bath

- Convenient main floor location
- Pedestal Sink

Master Suite

- Vaulted ceiling
- Walk-in closet with closet organizers
- Pre-wired for phone/cable

Master Bath

- Step-in shower
- Separate his & her sink areas

Bedroom 2

- Vaulted ceiling
- Pre-wired for phone/cable

Bedroom 3

- Abundant closet space
- Pre-wired for phone/cable
- Additional finished kids "play room" or storage area

Laundry Room

- Conveniently located near all bedrooms upstairs

Bathroom 2

- Tub/shower
- Tile floors

2 Car Garage

- Fully finished
- Insulated aluminum automatic garage door
- Side access door w/deadbolt

Additional Interior Features

- Gas furnace, whole house air conditioning
- Pre-wired for alarm system

Exterior Highlights

- Fully landscaped
- Fully fenced with access gate
- Concrete patio
- Plumbed for Gas BBQ on rear patio
- Automatic, underground sprinkler system
- 30 year architectural roofing

Location Highlights

- Bethel school district
- Located in Phase III of the family friendly, Rivendell Subdivision

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***ask about our current Oak Tree
Builder Direct sales incentives!

\$265,000



Features & Benefits:

- Approx. 1,540 square feet of living space.
- 3 bedrooms, & 2 ½ baths.
- Kitchen with slab granite counters, custom cabinets, island workspace, breakfast bar seating & Stainless Steel appliances
- Master Suite w/step-in shower, double sinks with solid slab granite counters & a large walk-in closet.
- Vaulted great room with gas fireplace
- Hardwood floors in the entry, dining & kitchen areas.
- Soaring vaults throughout the upstairs
- Built-in workstation/homework desk w/storage
- Gas forced air heating with Air Conditioning
- Fully fenced & landscaped easy maintenance yard with automatic sprinklers.
- Built to be ENERGY STAR & Earth Advantage certified.
- Many more features listed on the back...

**Turn over for a list of
amenities and
features of what sets
Oak Tree Builders
apart!**

**Still time to choose
your own finishes
and colors!**

**Unlimited Options
available!**



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