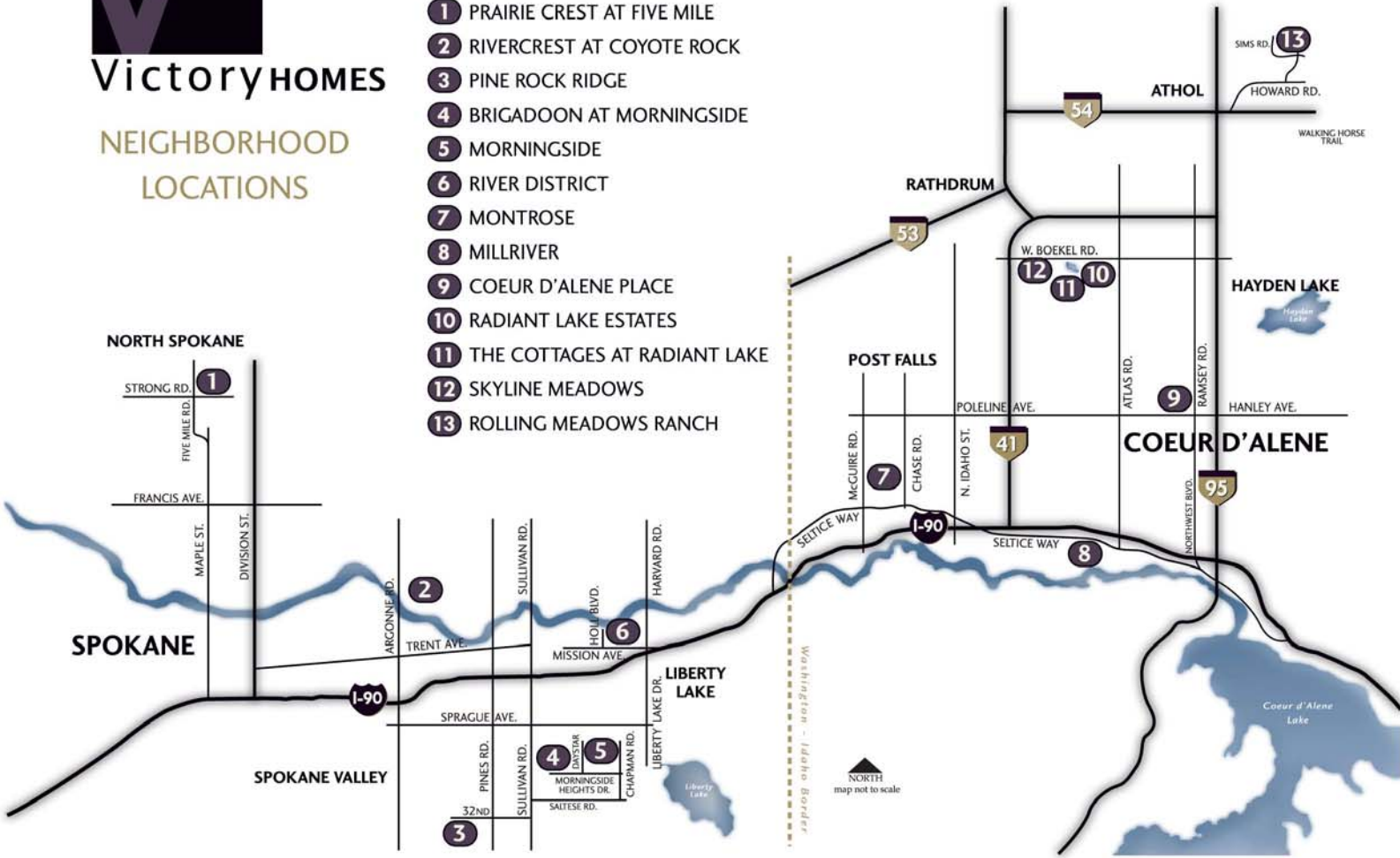


Our basic specs are most builders' upgrades...
EXPERIENCE VICTORY!

VictoryHOMES

NEIGHBORHOOD
 LOCATIONS

- 1 PRAIRIE CREST AT FIVE MILE
- 2 RIVERCREST AT COYOTE ROCK
- 3 PINE ROCK RIDGE
- 4 BRIGADOON AT MORNINGSID
- 5 MORNINGSID
- 6 RIVER DISTRICT
- 7 MONTROSE
- 8 MILLRIVER
- 9 COEUR D'ALENE PLACE
- 10 RADIANT LAKE ESTATES
- 11 THE COTTAGES AT RADIANT LAKE
- 12 SKYLINE MEADOWS
- 13 ROLLING MEADOWS RANCH



VICTORY HOMES PRICES STARTING AT \$119,950

With 20 plus years of homebuilding experience under our toolbelts, we have the systems, relationships and passion to build history for you and your family.

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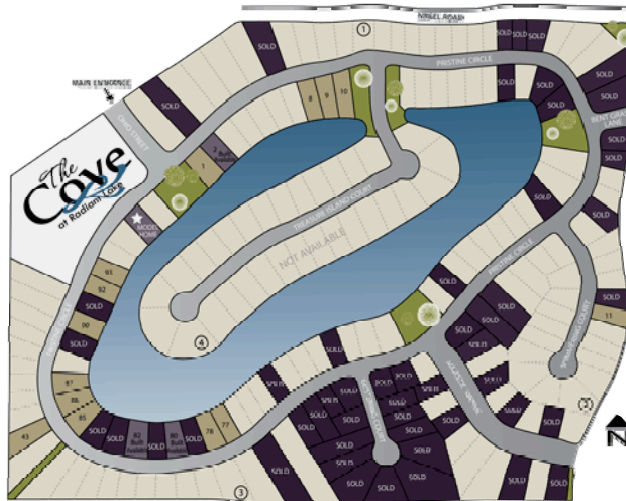


Radiant Lake



Radiant Lake - An Affordable Waterfront Community

Welcome to Radiant Lake, one of the most unique residential resort life style communities in picturesque North Idaho. This beautifully conceived community offers stunning home sites situated in a 123 acre residential park set around North Idaho's newest waterfront gem, Radiant Lake. This diamond of a lake draws its crystal clean water from one of the largest aquifers in the United States and will maintain its water level in even the driest of summer months.



The lake can be enjoyed by your family and friends for swimming, boating and any number of water sports. The Radiant Lake community proudly offers five parks where both children and adults can indulge in a friendly game of basketball, volleyball or just relax and enjoy the simple pleasures of a family picnic.

Come and visit us and you will see why so many are falling in love with a place called Radiant Lake. But you had better hurry, because while many may fall in love, only a very few will get the opportunity to call this place home.



Standard Specifications

The Cove at Radiant Lake

FLAT WORK

Broom finished concrete walk & driveway

FRAMING

Exterior walls - 2X6 studs @ 16" O.C 8' plate height

Interior walls - 2X4 studs @ 24" O.C

Floor framing - mfg floor I beams Roof mfg engineered roof trusses

SIDING

Painted engineered wood lap siding (Soffits & fascia painted wood work) exterior trim detail per print. The Cottages are an architecturally designed neighborhood. Each home exterior was pre selected to ensure balance, flow and the utmost curb appeal.

WINDOWS

White vinyl framed, double glazed with screens. Obscure or clear glass at baths where applicable

INSULATION

Walls R-19 batts, Ceiling R-38 blown in, Floor R-30 batts

DRYWALL

1/2" sheetrock in living area, 5/8" sheetrock where required for fire code.

Square corners throughout. Texture-Orange peel at walls, skip trowel at ceilings.

Garage-Sheetrock and fire tape to meet fire code only

ROOFING

30 year composition installed over 15# base.

PAINTING

Interior - Satin gloss latex in a selection of designer color options

FLOOR COVERING

Carpet & vinyl - based on floor plan , Client selects based off approved designer selections

APPLIANCES

Electric Range, dishwasher in buyers choice of white or black, 1/3 HP garbage disposal

INTERIOR DOORS & TRIM

White painted "Cordoba" doors. Stained and lacquered 2 1/4" base in colonial hemlock with a cinnamon finish.

Windows- 3 sides sheetrock with a stained and lacquered hemlock sill in cinnamon finish.

HARDWARE

Schlage orbital set, buyer's selection of satin nickel or oil rubbed bronze

GARAGE DOOR

(1) 16'x7' insulated metal roll up door (per design on print) Garage door opener prewired only

ENTRANCE DOOR

Insulated fiberglass with a Schlage orbital set with a deadbolt. Buyer's selection of satin nickel or oil rubbed bronze finish for door hardware

CABINETS

Huntwood cabinets, beech wood with a stained and lacquered cinnamon finish. Kitchen includes crown molding

COUNTERTOPS

Laminate with beech self edge and a single row of 4" tile black splash. Buyers select from many designer laminate patterns and tile colors

PLUMBING

Kitchens sink steel enamel white (stainless sink if black appliances are selected) with a Moen chrome valve.

Bath sink(s) – White Oval china with Moen chrome valve. Tub/Shower one piece fiberglass with a chrome Curtain rod. Gerber toilets or equal

EXTERIOR PLUMBING

(2) Hose bibs (location selected by builder) - water supply to be "PEX" except service line.

ELECTRICAL

Service 240 Volt - 200 amp. Panel location to be determined by location of source power (2) Exterior weatherproof outlets one on porch one off patio (6) total outlets prewired for either TV or phone. Client given lighting fixture allowance (per print) to select custom lighting style and finish.

HVAC

Forced air gas furnace, sized by builder according to sq foot of home and a 50 gallon gas water heater.

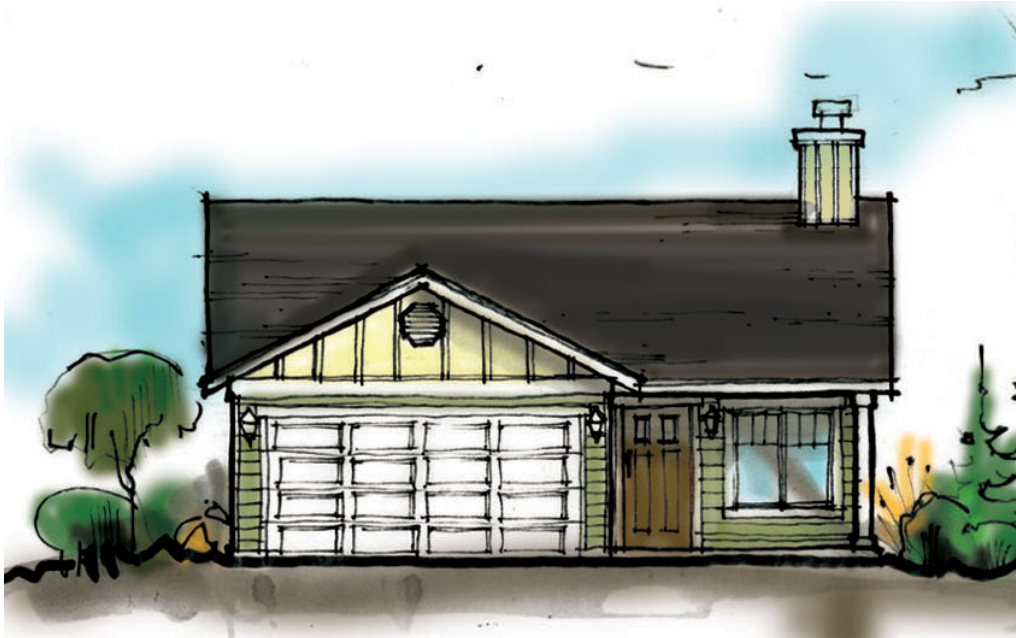
DECKS AND PATIOS

Per individual print if applicable

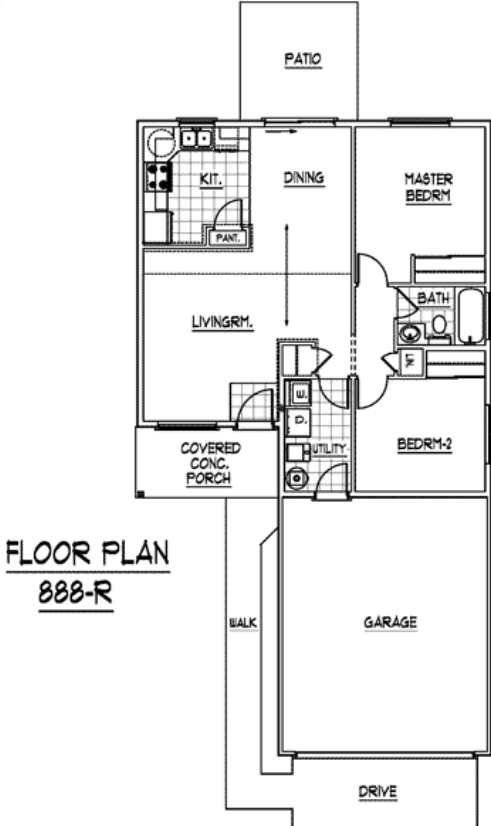
LANDSCAPING

Full yard hydro seeding & sprinkler system, bark and edging with 8 shrubs and one 3/4" caliper tree in front yard. Sprinkler controller timer box located in garage, location determined by power

888-R



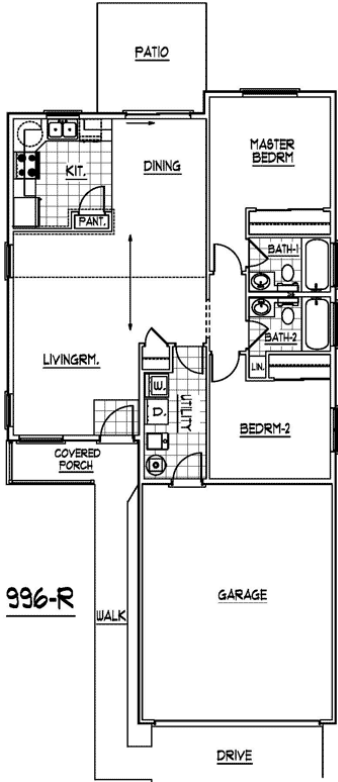
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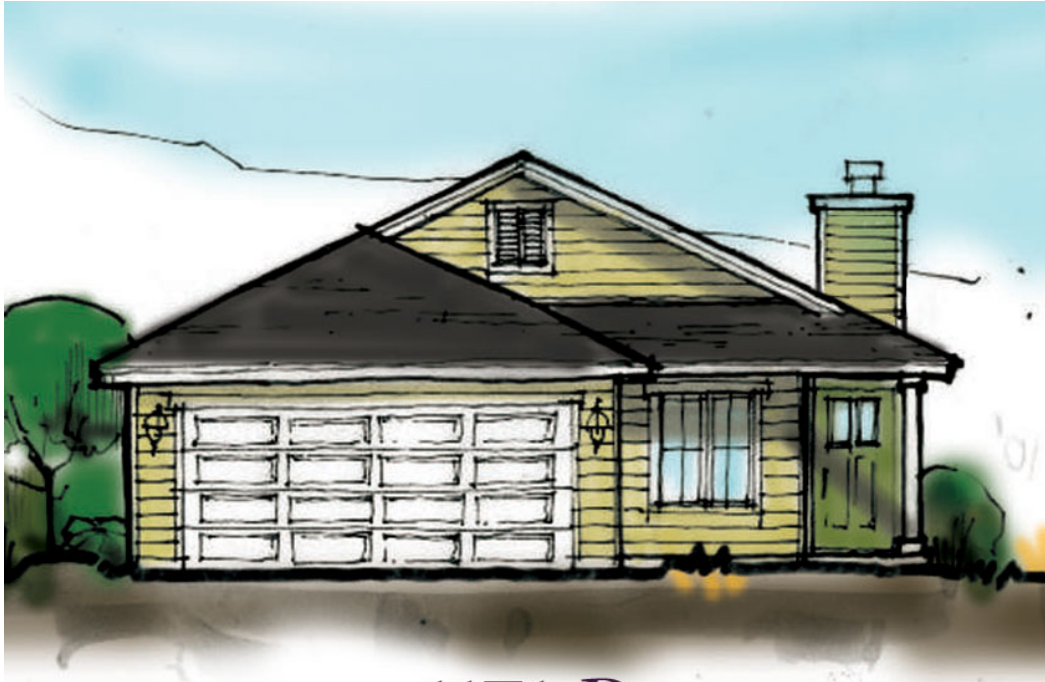
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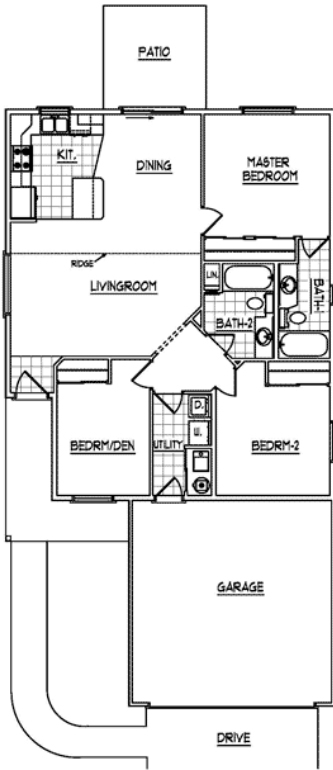
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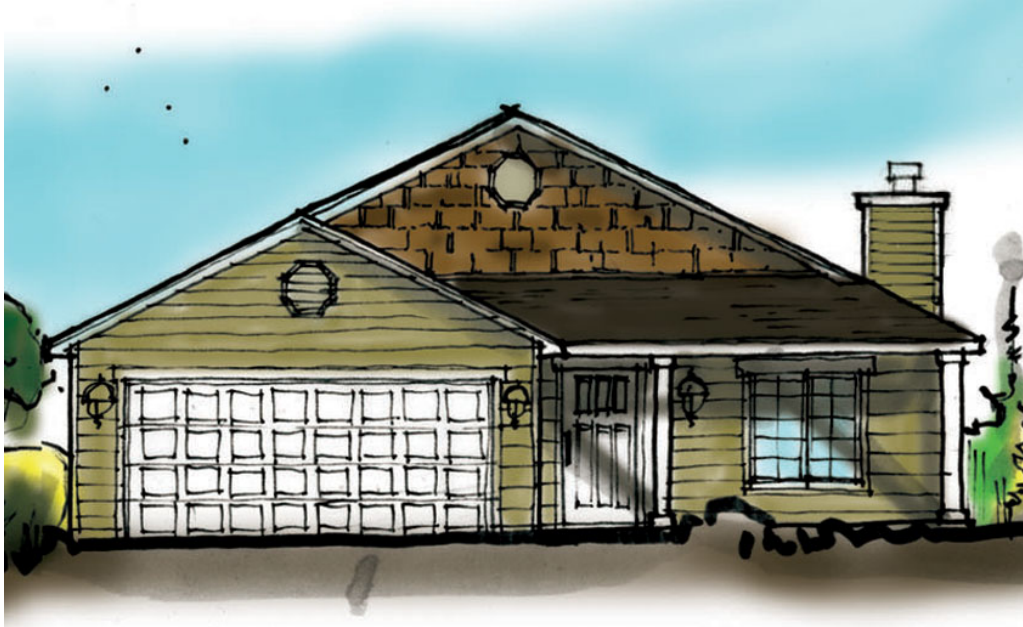
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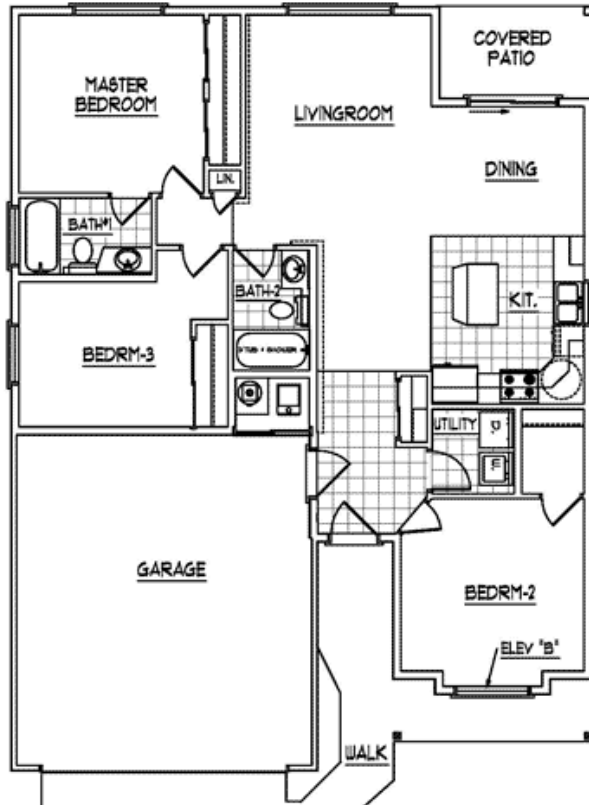
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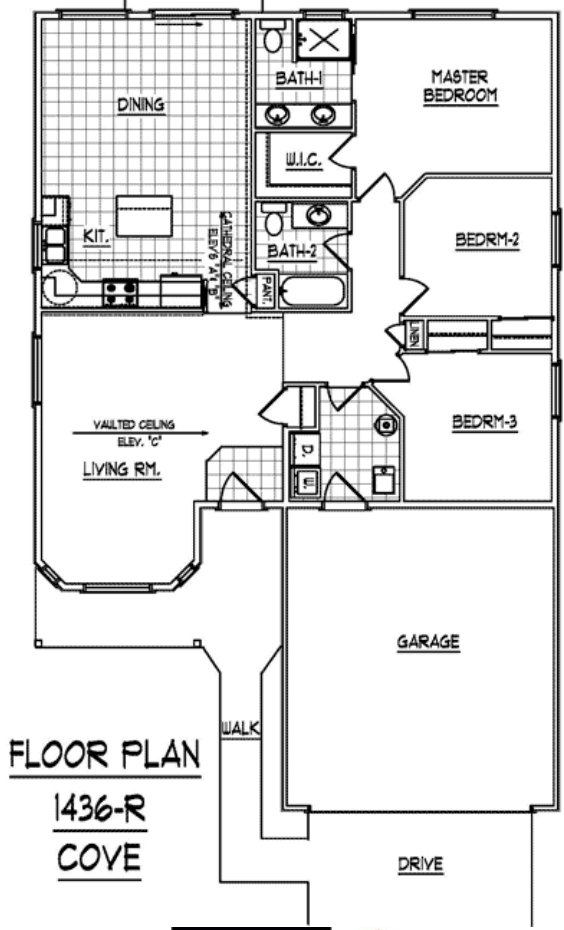
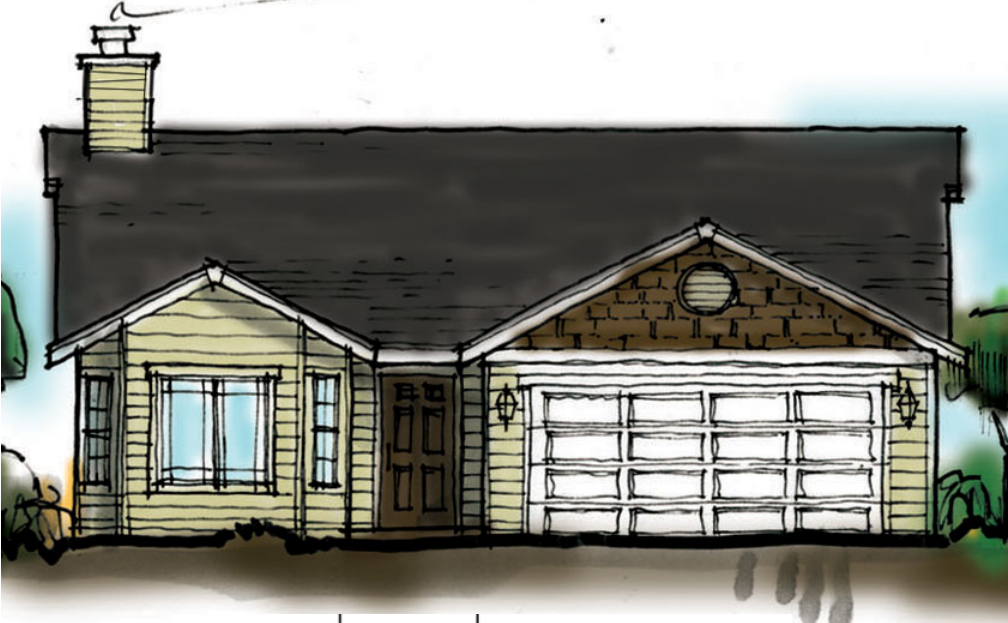
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1258-R



1436-R

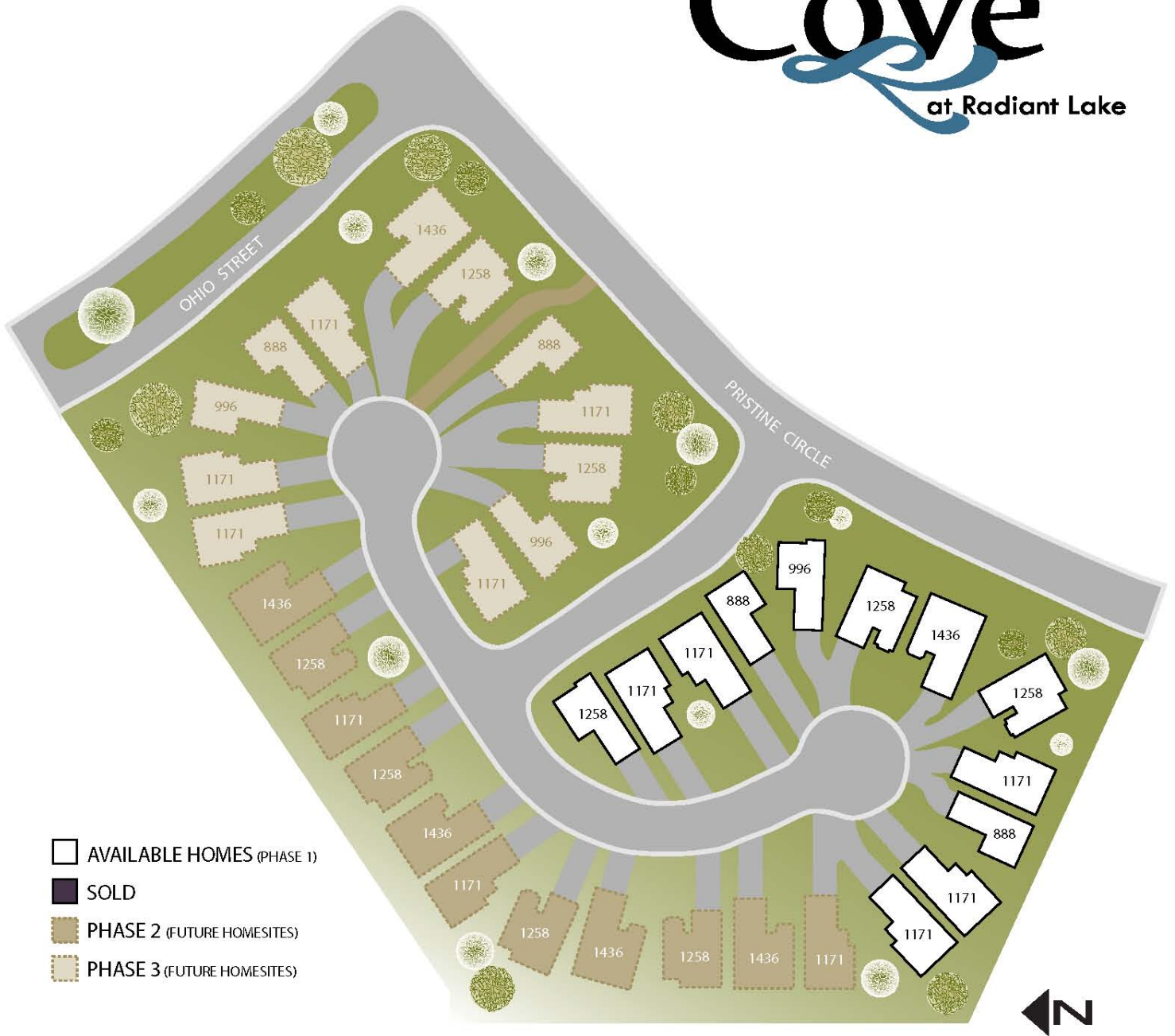


FLOOR PLAN
1436-R
COVE



The Cove

at Radiant Lake



-  AVAILABLE HOMES (PHASE 1)
-  SOLD
-  PHASE 2 (FUTURE HOMESITES)
-  PHASE 3 (FUTURE HOMESITES)



Fred Sharp
208.640.0403



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