

THE VALLEY VIEW

BY MATTHEWS CUSTOM BUILT HOMES



The Valley View is a uniquely designed home that has all the amenities and features that are worthy of the Southcliff Community. Ample square footage and an open floor plan will fit all your needs. Quality construction and energy efficiency are the key ingredients that will make this home an investment of a lifetime. This 5-bedroom, 3 ½ bath home has 2507 SF of heated space on the main level and a finished space of 1106 SF on the lower level with additional areas for dry storage also. Particular attention was considered when designing the outdoor areas of the home. A large outdoor deck and spacious covered porch will insure that nature's best is just a footstep away.



SOUTHCLIFF®

THE VALLEY VIEW

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HOMESITE
704



MAIN LEVEL



LOWER LEVEL

SPECIFICATIONS

- Craftsman Style Home constructed by Matthews Custom Built Homes, Inc.
- Open floor plan on Main Level
- 3613 SF of heated living space
- 1401 SF of dry storage in lower level
- 5 Spacious bedrooms
- 3 ½ Baths
- 568 SF of completely finished garage space
- High efficiency gas furnaces with AC- 2 Systems: 1 Main Level and 1 lower level
- Tankless natural gas water heater with recirculation loop
- Double vault in Great Room

INTERIOR FEATURES

- Landscaping Package
- Vaulted ceilings in great room and study
- Large open kitchen with built in pantry
- Custom made kitchen bath and laundry cabinets
- Granite counter tops
- *KitchenAid* stainless steel appliances
- Hardwood flooring throughout main level
- Ceramic tile floors in all bathrooms and laundry
- Custom closet and pantry shelving
- Ceramic tiled showers and tub surrounds
- Natural gas- wood burning fireplace with custom stone surround and hearth

EXTERIOR FEATURES

- Steel reinforced concrete block foundation
- *American Quaker Windows* and doors – Low E Argon insulated windows and doors with exterior vinyl cladding and all wood interior construction with SDL grids
- 50-year *Certainteed* fiber cement siding with *Miratec* trim around all windows and doors
- Natural stone veneer walls and column bases
- Metal roof accents
- Large open rear deck
- Spacious screened in rear covered porch with wooden ceilings
- Fireplace with stone surround on porch

HEATED/FINISHED:

Main Level: 2,507 hsf
Lower Level: 1,106 hsf

Total: 3,613 hsf

