



CALDERA<sup>TM</sup>  
SPRINGS



*Paulina Cabins*



## *Introducing the Paulina Plan*

Caldera Springs has proven itself as the most successful new resort community in Central Oregon. All our amenities are completed and available for residents to enjoy – acres of lakes for kayaking or canoeing, miles of streams and trails to be explored, the Quarry Pool, the Lake House, and the Caldera Links and Golf Park.

Over 80% of the 320 developer homesites have already sold, and nearly 60 homes are built or under construction. 16 of our Mountain and Premier cabins have sold at average prices of well over \$600,000. These luxurious cabins have already become highly sought-after by owners and guests seeking the highest quality features and finishes.

The Caldera Springs lifestyle is unmatched. Our new Paulina cabins make ownership here even more affordable.

The Paulina cabin design was inspired by the rustic architectural elements found in the Lake House, Quarry, and Harper's Pavilion. Although smaller in size, it still has a spacious feeling - with vaulted living areas and large two-story windows that capture views of our scenic surroundings. An open loft overlooking the living room gives a comfortable cabin feel. The unique "bunkhouse" provides a separated sleeping area that kids will love.

Our first offering of the Paulina Cabins has been priced competitively, and presents an outstanding opportunity to become part of the Caldera Springs community.

*Main Floor  
Plan*

Optional 4th  
Bdrm/Bath >>



*Upper Floor  
Plan*

# *Partial List of Features and Amenities*

## **GENERAL**

- 3 bedroom / 3 bath / two level cabin has approximately 1,320 sq. ft.
- Optional 4 bedroom / 4 bath floor plan has approximately 1,484 sq. ft.
- Designer - Western Design International and Sun Forest Construction
- General Contractor- Sun Forest Construction
- Interior Designer- Cheri Myrick Interiors

## **EXTERIORS**

- Horizontal lap siding and Breckenridge plywood siding with cedar batts
- Stone wainscot accent
- Metal clad wood dual glazed windows
- Paver stone patio
- 40-year composition roof
- Covered and walled exterior spaces
- Outside owner storage closet.

## **INTERIORS**

- Wood beam accents in living area
- Carpeted bedrooms
- Rustic wood floors in living, dining, and kitchen
- Solid core doors with stained finish
- Knotty alder baseboards and trim
- Gas warming stove with stone surround and hearth
- Rustic hardware
- View loft with custom iron railing overlooking the main living area

## **KITCHEN**

- Knotty alder cabinets with stained finish
- Hard surface counter tops with tile backsplash
- Stainless steel sink
- Single handle faucet
- Full appliance package (range/oven, refrigerator/freezer, microwave, dishwasher, garbage disposal)

## **BATHROOMS**

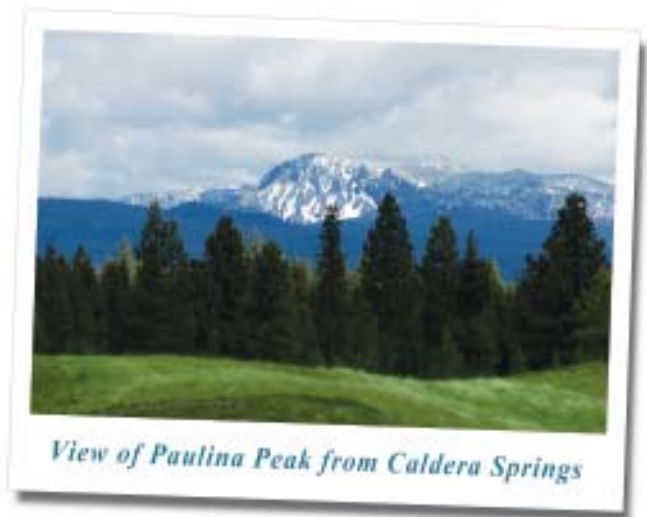
- Tile counters in bathrooms
- Single vanity sinks
- Coordinated chrome faucets and bath hardware
- One-piece fiberglass showers in all baths with tub-shower in downstairs master bath

## **EFFICIENCY AND COMFORT**

- Forced air gas heating and air conditioning system
- High recovery 80 gallon electric hot water heater
- Stacked washer and dryer
- Prewired for cable and telephone

## **READY-TO-ENJOY CONVENIENCES**

- Complete furniture, linens, accessories and AV package for each room
- Outdoor hot tub
- Outdoor barbeque



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In our continuing effort to meet consumer expectations, we reserve the right to modify plans, features, specifications and prices without notice or obligation. All sizes are approximate. All illustrations are an artists' concept for use as a general guide and not intended as legal representation of the property. All Caldera Cabin owners automatically become members of the Caldera Cabin Sub-Association, which is part of the Caldera Springs Owner's Association. Updated September 2010.

## Caldera Cabins - “Paulina” Floor Plan

<u>Cabin Lot</u>	<u>Bedrooms/ Bathrooms</u>	<u>Square Footage</u>	<u>Price</u>	<u>Status</u>
1	3 / 3	1,320	\$439,000	Pre-construction
2	3 / 3	1,320	\$425,000	Pre-construction
3	3 / 3	1,320	SOLD	Under Const / Model
4	3 / 3	1,320	\$429,000	Pre-construction

An optional 4<sup>th</sup> bedroom and 4<sup>th</sup> bathroom plan is available on all these lots from a second detached “bunkhouse”. The approximate size of the 4 bedroom / 4 bathroom plan is 1,484 sq. ft. The additional cost for this option is \$65,000, and must be selected at the time of contract.

All prices include a complete furniture, linen, accessory and AV package. Also included are an outdoor hot tub, barbeque and patio set.



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