



The Sandpiper

- 1242 square feet
- 3 bedrooms with 2 full baths upstairs plus Powder Room on main level
- French door opens from Kitchen to covered patio for easy entertaining
- Private balcony off Master Suite
- Laundry facilities upstairs near bedrooms
- Stamped concrete driveway, sidewalk and patio
- Features new energy efficiency building standards
- Finished, insulated garage with durable steel roll-up door plus

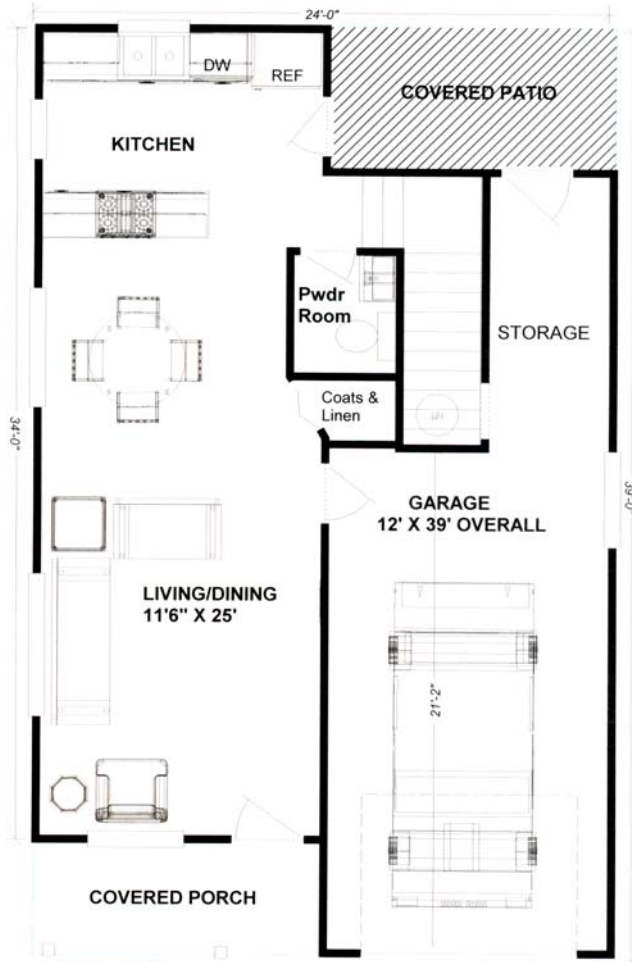


Another Exclusive Design By

Valerian Homes, LLC

CCB 185717

P.O. Box 157 ~ Grants Pass, OR 97528
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E-mail: valerianhomes@qwestoffice.net



SANDPIPER
1242 SQ. FT.

VALERIAN HOMES, LLC
CCB 185717

FIRST FLOOR

This economical plan will suit an active family. The Bayou-style covered front porch offers a warm welcome to guests. Two upstairs bedrooms share a generous bath, while the vaulted Master Suite features a private bath with dual lavys and a coveted private covered balcony. A French door opens off the Kitchen to a covered patio with a Powder room handy nearby. Laundry facilities are located near the bedrooms. Homeowners will also appreciate the large storage off the Garage. This efficient design is ideally suited for casual family living.



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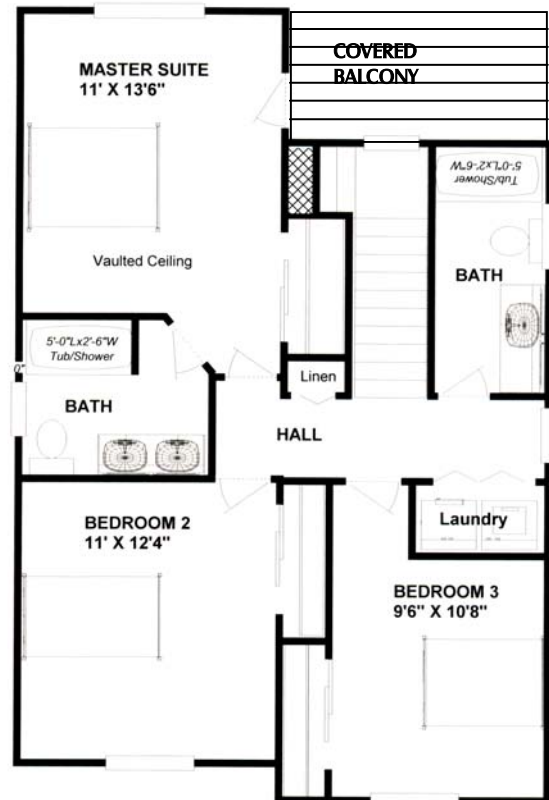
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SANDPIPER
MAIN FLOOR 474
SECOND FLOOR 768
TOTAL 1242

SECOND FLOOR