



- ~ Main Floor Master & Two-Story Plans
- ~ Homes Loaded with Upgrades
- ~ Olympia School District
- ~ Local Builder with Over 30 Years Experience

STANDARD FEATURES

INTERIOR

- 9' ceilings on main floor & 8' upstairs
- Wood-wrapped windows on main floor
- Hardwood entry, kitchen, & dining room or nook
- White millwork & white raised panel doors throughout
- High efficiency lighting throughout
- Brushed nickel hardware, lighting & plumbing package
- Gas log fireplace with shelf mantel & tile surround
- Bull-nosed sheet rock corners
- Orange-peel drywall texture
- Custom tinted interior paint colors
- Smoke alarms in all bedrooms & main floor living areas
- Phone & cable in all bedrooms & main living areas

KITCHEN & BATHS

- Hardwood floors in kitchen, entry & nook
- Canyon Creek Beech Cabinets (choice of 5 stains) w/full extension guides, crown molding and soft close drawers
- Slab granite or quartz counters in kitchen w/full tile backsplash & undermount stainless sink
- Decorative glass pantry doors (per plan)
- Stainless Steel Whirlpool appliances including gas cooktop & built-in oven/micro combo or gas range/double oven with micro hood (per plan)
- 5-piece master bath includes: tile floor, soaking tub w/full tile deck, shower w/glass door
- Tile backsplash in bathrooms

EXTERIOR & SYSTEMS

- Fully fenced back yards with one walk gate on garage side
- Professionally landscaped front & back
- Exposed aggregate driveways, patios, & walkway to entryway
- 2 x 6 exterior wall construction for added insulation capacity
- Multi-color exterior paint schemes
- Architectural grade 30-year composition roofing
- Multiple exterior materials including lap, shingle, bat & board, & masonry
- Energy efficient Low "E" vinyl windows including screens
- 8' overhead garage door w/decorative glass panels & opener
- Double wall construction including sheathing, weather resistant barrier & cement lap siding on all elevations
- High efficiency Carrier gas forced-air furnace
- Tankless water heater
- Fully sheet rocked & primed garage



www.RobRiceHomes.com

Vonna Madeley
360.561.7888

Leslie Shipe
360.870.2530

Jeanne Tranum
360.481.2255

ROB RICE
HOMES
Creating Exceptional Communities Since 1985



2/4/16

