



## STANDARD FEATURES

### EXTERIOR:

- ∞ Off leash community dog park for all residents
- ∞ Several open space tracts for active and passive recreation
- ∞ Homeowners' Association formed to help protect value and community interaction
- ∞ Tree lined streets with sidewalks and street lighting
- ∞ Irrigated planter strips to promote consistent streetscape
- ∞ 2x6 exterior wall construction for added insulation capacity
- ∞ TJI floor system on second floor to create open rooms on main floor
- ∞ Double wall construction including sheathing, weather resistive barrier and lap siding on all elevations
- ∞ Multi-color exterior paint schemes
- ∞ Architectural grade composition roofing
- ∞ Multiple exterior materials, including lap and shingle siding, board and bat, masonry and extensive trim elements
- ∞ Energy efficient vinyl windows including screens
- ∞ Backyard fully fenced with 6' cedar privacy fencing
- ∞ Professionally landscaped yards, front and back
- ∞ Exposed aggregate driveways, patios and porches with separate walk to entry way
- ∞ 8' overhead garage door with windows and garage door opener

### INTERIOR:

- ∞ Fully sheet rocked and primed garages
- ∞ 9' ceilings on main floor and 8' ceilings upstairs
- ∞ White millwork & white raised panel doors throughout
- ∞ High efficiency Carrier gas forced air furnace
- ∞ Rinnai tankless water heater
- ∞ Full wood wrap windows on main floor
- ∞ Brushed nickel door hardware, lighting and plumbing package
- ∞ Gas log fireplace with full mantle and tile surround
- ∞ Extensive hardwood flooring including entry, kitchen and dining - varies per plan
- ∞ Laundry room sink & cabinet in select plans
- ∞ Five custom interior paint colors to choose from
- ∞ Rocker style electrical switches throughout
- ∞ Rounded sheet rock corners throughout
- ∞ Smoke alarms & carbon monoxide detectors throughout home
- ∞ Telephone and cable TV in all bedrooms and main living areas

### KITCHEN & BATH:

- ∞ Slab GRANITE or QUARTZ kitchen counters with full tile backsplash
- ∞ Slab GRANITE or QUARTZ bathroom counters with under-mount sinks
- ∞ Canyon Creek Beech cabinets with crown molding available in five stains - includes full extension guides and soft close drawers
- ∞ Under-mount sinks in kitchen
- ∞ Wine cooler & wine rack in select homes
- ∞ Upgraded stainless steel appliances including gas range and built-in oven/microwave combo
- ∞ 5-piece master bath with full tile shower
- ∞ Full height mirrors in master baths
- ∞ Master bath tile floor
- ∞ Tile framed tub in master bath
- ∞ Glass shower door in master bathroom



epic  
REALTY, INC.

Serving you locally since 1989



Creating Exceptional Communities Since 1985

Builder reserves the right to change features, plans, prices and specifications without notice. Features vary by home.

For sales information Contact: Heather Keating at: 425.442.5538  
or [heather@robricehomes.com](mailto:heather@robricehomes.com)  
[www.robricehomes.com](http://www.robricehomes.com) or [www.facebook.com/robricehomes](http://www.facebook.com/robricehomes)

Each of the Rob Rice Homes family is a separate limited liability company or corporation. Each of the Rob Rice Homes communities is developed, constructed, sold and warranted by a separate limited liability company or corporation.