



- ~ Tumwater School District
- ~ Local Builder with Over 30 Years Experience
- ~ Community Park & Playground

- ~ 2-Story Patio Home Plans
- ~ HOA Professionally Managed
- ~ Front Yards Maintained

STANDARD FEATURES

INTERIOR

- 9' ceilings on main floor & 8' upstairs
- Hardwood or LVP entry, kitchen, & dining room or nook (per plan)
- 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

- Canyon Creek Cabinets with full extension guides, crown molding and soft close drawers
- Slab granite or quartz counters in kitchen with full tile backsplash & undermount stainless sink
- Stainless Steel Whirlpool appliances including gas cooktop with double-oven & micro hood & dishwasher
- 5-piece primary bath includes: soaking tub with full tile deck, shower w/glass door
- Tile backsplash in bathrooms

EXTERIOR & SYSTEMS

- Fully fenced back/side yards with one walk gate
- Professionally landscaped front & back, front yard irrigation, front yards maintained by Homeowners Association
- 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 with 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 garage



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Homes in the Kirsop Crossing neighborhood are built, sold & warranted by Evergreen Heights, LLC, a separate entity that is a member of the Rob Rice Homes family of companies. Builder reserves the right to change features, plans, pricing & specifications without notice. Buyer to verify square footage. Features vary by home.

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