



- Luxury Rambler,
Main Floor Primary and 2-Story Plans
- Homes Loaded with Upgrades
- Award Winning Local Builder with
Over 35 Years Experience

HOME FEATURES

INTERIOR

- 9' ceilings on main level
- Medium orange peel drywall texture
- Gas fireplace
- Glass accent cabinet in kitchen, varies by plan
- White millwork package throughout
- Bullnose sheetrock corners
- Custom tinted interior paint colors
- Cable and phone jacks in living areas and bedrooms
- Brushed nickel lighting fixtures
- Laundry room cabinets, varies by plan
- Extensive hardwood flooring including entry, kitchen and dining
- Window screens
- Hardwired smoke detectors & carbon monoxide detectors throughout home

KITCHEN & BATHS

- Canyon Creek Maple cabinetry with full extension guides and soft close drawers
- Brushed nickel plumbing fixtures
- Quartz kitchen counters with full tile backsplash
- Recessed lighting in kitchen and hallways
- Stainless steel Whirlpool multi-cycle dishwasher; microwave hood and gas range
- Pre-plumbed for ice maker
- Garbage disposal
- Tile back splash in bathrooms
- 5-piece primary bath includes: soaking tub with tile deck, shower with glass door, beveled mirrors & double sinks

EXTERIOR & ENERGY

- Vinyl dual pane energy efficient low "E" windows with screens
- 2x6 energy efficient exterior framing
- Electric hybrid water heater
- High efficiency electric 5 stage inverter heat pump with wifi thermostat
- High efficiency Carrier electric forced-air furnace
- Architectural grade 30 year composition roofing
- Double wall construction including: sheathing, weather resistant barrier & cement lap siding on all elevations
- Silfab solar panels
- All front and back yards are fully landscaped
- Planter strips and open space areas professionally landscaped & maintained
- Exposed aggregate walkways, entry and rear patios
- Fully sheet rocked & primed garage
- Weatherproof outlets
- Back yards fully fenced with 6' cedar privacy fencing
- 8' overhead garage door with decorative glass panels & opener
- Stone panels on home & garage, varies by plan
- Multiple exterior materials including lap, shingle, board & bat and masonry
- Recreational area and an abundance of open space
- Homeowner's Association formed to help protect value and community interaction



For more information contact: **HEATHER KEATING** | 425.442.5538 | heather@robricehomes.com  