



- Luxury Rambler, Main Floor Master and 2-Story Plans
- Homes Loaded with Upgrades
- Award Winning Local Builder with Over 30 Years Experience

## HOME FEATURES

### INTERIOR

- 9' ceilings on main floor and 8' upstairs
- Wood-wrapped windows on main floor
- Hardwood entry, kitchen, and dining room or nook, available in numerous finishes
- White millwork throughout in either contemporary or traditional design
- High efficiency lighting throughout
- Brushed nickel hardware, lighting & plumbing package in either contemporary or traditional design
- Gas log fireplace with shelf mantel & tile surround
- Rounded 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 Beech Cabinets (choice of 7 stains) with full extension guides, crown molding and soft close drawers
- Slab granite or quartz counters in kitchen available in a variety of styles
- Tile backsplash and undermount stainless sinks
- Stainless Steel Whirlpool appliances including gas cooktop and built-in oven/micro combo or gas range/double oven with micro hood (per plan)
- 5-piece master bath includes: tile floor, soaking tub with full tile deck, shower with glass door
- Tile backsplash in bathrooms, numerous styles to choose from

### EXTERIOR & SYSTEMS

- Back yards fully fenced with 6' cedar privacy fencing
- Professionally landscaped front & back
- Exposed aggregate driveways, patios, and walkway to entryway
- 2 x 6 exterior wall construction for added insulation capacity
- Numerous multi-color exterior paint schemes
- Architectural grade 30-year composition roofing
- Multiple exterior materials including lap, shingle, bat & board, and masonry
- Decorative entry door with 7 styles available
- Energy efficient vinyl windows including screens
- 8' overhead garage door with decorative glass panels and opener
- Double wall construction including sheathing, weather resistant barrier and cement lap siding on all elevations
- High efficiency Carrier gas forced-air furnace
- Tankless water heater
- Fully sheet rocked garage



Creating Exceptional Communities Since 1985

[www.robricehomes.com](http://www.robricehomes.com)  
[www.facebook.com/robricehomes](https://www.facebook.com/robricehomes)



For more information contact: **HEATHER KEATING** | 425.442.5538 | [heather@robricehomes.com](mailto:heather@robricehomes.com)  

Builder reserves the right to change features, plans, prices and specifications without notice. Features vary by home. Choice of selections apply to pre-sold homes only. See Agent for details.

1/2020

Each member 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.