

1717 8th St West
Kirkland Washington
General Description and Specifications
(Construction to Commence April, 2007)

This traditionally styled custom home is to be constructed in the desirable West of Market neighborhood in Kirkland, Washington. The 9,000 square foot lot is situated on a corner with high visibility. The house will contain 4 bedrooms, 4 Bathrooms, Powder room, Family room, Den, Bonus room, two-car enclosed garage and a single-car covered parking area. The bonus room upstairs has dramatic vaulted ceilings and lake views from the comfortable covered porch. Each of the two middle bedrooms also have dramatic ceilings and a nook for desk. The upstairs master bedroom will face southwest with a private balcony, sitting area, and fireplace enhancing the bedroom. There is a walk-in wardrobe closet. The gross square footage of living area is estimated to exceed 4000 square feet and the garage area is estimated to exceed 400 square feet. The downstairs bedroom has been configured with a full bathroom and closet to serve guests or a family needing to be on the ground level living floor. Laundry is on the upper level. There are two stairs to facilitate formal appearance and functional daily access.

The home is scheduled to be completed and ready to occupy by Spring of 2008.

The following is a succinct general description of some of the proposed selections, finishes and characteristics of the home to be offered for sale.

These selections may change either at the discretion of the builder, prospective buyer, market availability or for other reasons.

Traditional Exterior Finishes:

- Custom designed elevation with mixture of shake and wood siding.
- Wood paneled entry door with brass kick plate and Baldwin single key deadbolt and latch
- Covered front entry porch
- Custom hard surface side patios partially covered with lighting.
- Professionally landscaped yard with automatic sprinkler system
- Fenced side yard.

Elegant Interior

- Swedish finish wood flooring on entire main floor (bath tile).
- Custom metal specialty design pickets with wood rail at stairs and rail upper floor to curb at steps
- Detailed painted woodwork entire main level and master suite on upper floor
- Pre-primed and painted and full wrap windows at main floor and master suite
- Direct vent 0' clearance high efficiency fireplaces
- Faux paint finish at powder bath only
- Deco plumbing fixtures and hardware with deco mirrors
- Counter top at baths tile china pedestal sinks for powder bath. Tile counters with V cap and tile back splash

Kitchen & Nook

- Custom Acorn cabinets with European hinges
- Granite counters with eased and polished edges
- Sink under counter mount w/ deco faucet, soap dispenser, in sink garbage disposal
- High end 48" gas cook-top with convection ovens.
- Oversized Refrigerator with paneled front.
- Pendant lighting over extra counter with bar sink and beverage or wine cooler
- Large breakfast eating area between kitchen and family room.

Master Bedroom Suite

- Private bath, dressing area with painted cabinets
- Heated tile floor, tile at shower walls and soaking tub platform
- Tile countertops at double vanity, V cap tile if ceramic and tile backsplash
- Obscured glass windows at tub platform
- 1/4" glass deco surround and door for shower access

Technical Connections

- Wire for Cat 5 for all bedrooms, bonus room, den, kitchen and family room (note voice and data wire, telephone and cable in all bedrooms, kitchen, bonus room, family room and den
- Security system pre-wire
- Sound system pre-wire

Construction Features

- Two car garage with automated garage doors off-street plus carport.
- Hardi plank primed siding where real shake not present
- Insulated vinyl windows with specialty grills per plan
- Frost resistance hose bibs
- Raised solid panel masonite interior doors painted
- Wood closet shelves and rods throughout, wood shelves at linen painted
- Recessed can lighting with decorator fixtures interior and exterior per plan
- Quality Baldwin and/or Schlage door hardware
- Six pound rebound carpet and pad throughout where carpeted, seven pound on stairs
- Textured light dash interior wall finish
- Painted millwork throughout except crown molding (in the kitchen-to be determined), all base and door throughout to be painted, stained entry door
- Rheem energy efficient gas water heater with circulation pump
- Efficient gas furnace (forced air) zoned for upper and lower floors. AC ready system.
- Water proof electrical duplex outlets exterior of house
- One gas supply bib for future BBQ
- Earth quake valve at gas meter
- Exterior low voltage ground lighting