

Detailed List of Quality Features

10313 – 122nd St NW Gig Harbor, Washington

Kitchen Details

- Full granite slab countertops
- 30" Viking Professional stainless Gas Stove/oven and Vent Hood
- Stainless Amana refrigerator with bottom freezer
- Second built-in oven (electric)
- Microwave
- Super quiet Kitchen Aid dishwasher
- Blanco stainless double sink
- Second prep sink in kitchen island
- Grohe faucets
- 3-stage water filtration system at prep sink
- Garbage disposal at each sink
- Custom accent lighting above and below cabinets, halogen pendants, and recessed ceiling lights on controllers

Kitchen Cabinetry

- Furniture-finish maple cabinets at kitchen island
- Ivory Shaker maple cabinetry at perimeter
- 42" tall upper cabinets; 36" base cabinets
- Furniture-finish maple upper cabinet shelf/plate rack
- Glass front, lighted upper cabinets

Baths & Laundry

- Ivory Shaker maple cabinets in master and guest baths
- Laundry includes upper and lower cabinetry with countertop and stainless sink

Countertops

- Full granite slab countertops in kitchen
- Carrera marble full slab top at dining room cabinetry
- Ceramic tile in master and guest baths
- Laundry room includes 6 ft. countertop with stainless sink

Fireplaces

- 36" Gas fireplace in Living Room with raised hearth and northwest river rock surround
- 36" Gas fireplace in rec room with raised hearth, travertine and painted millwork surround

Wine Room in lower level

Doors and Finish Carpentry

- Solid mahogany entry door
- Northwest river rock fireplace in living room
- 8-foot tall exterior sliding doors to patio and deck
- White painted solid four-panel interior doors
- Wide white painted door and window casings and base moldings
- Custom white painted Shaker cabinetry with interior accent lighting flanking living room fireplace and in dining room
- Paneled coffered master bedroom ceiling
- Additional of white painted millwork, paneling, trim and bead board throughout
- Lever door handles on interior doors
- Stained wood with glass panel doors at pantry and wine cellar

Bathroom & Laundry Details

Master bath:

- All Kohler fixtures
- Double sinks
- Ceramic countertop with upper and lower maple Shaker cabinetry
- Soaking tub
- Ceramic floor
- Separate toilet area
- Doorless all-ceramic walk-in shower with Grohe adjustable height spray

Guest bath:

- Divided bath and lavatory area
- Tub-shower
- Ceramic countertop and floor
- Shaker lower cabinetry

Powder room:

- Pedestal sink
- Bamboo hardwood floor
- White painted wainscoting and trim

Laundry:

- Upper and lower cabinetry
- Crafts/sewing area
- Stainless sink
- Ceramic floor

Garage

- **Twin single fiberglass panel insulated overhead doors with top row windows**
- **Garage door openers**
- **Dimension: 26 feet wide by 22 feet deep**
- **Rear exterior door**

Interior/Mechanical

- **High tech wiring for computer, video, and communications networks**
- **Heat pump all-season heating & cooling**
- **Electronic air filtration**
- **Two 36" gas fireplaces with glass front**
- **Minimum 9-foot high ceilings**
- **Rounded exterior wall corners**
- **Light orange peel textured walls**
- **Decora rocker switches with dimmer controllers**
- **Recessed ceiling lighting throughout**
- **Additional 220 square-foot finished interior storage room at lower level**

Flooring details

- **Bamboo hardwood in entry, hallway, kitchen, powder room, and breakfast nook**
- **Carpet in bedrooms**
- **Finished hardwood stairwork between upper and lower level**
- **Ceramic tile in master bath, guest bath, and laundry**
- **Stone floor in wine cellar**

Exterior

- **Low maintenance James Hardi shake and clapboard siding**
- **1000 square foot view deck – partially covered for all weather use – with glass railing system**
- **30 year architectural comp roof**
- **Automatic lawn sprinklers and drip irrigation system**