



## The Simple Truths of Value

*Print this list & compare to other homes!*

Others!	Ours!
_____	_____ Priced and prepared to provide the highest comparable value and Buyer confidence
_____	_____ Professional home inspection completed 10/21/08
_____	_____ Seller's repair checklist completed & available to the buyer 10/31
_____	_____ Furnace & AC inspected 10/29—Furnace cleaned, certified & filter replaced by Northwest Comfort Systems
_____	_____ All windows were inspected by Jeld-wen Windows & Doors. Replacements ordered 10/29, service to be completed by 11/21
_____	_____ All landscaping refreshed on 10/29/08 by Paridise Landscape Svc.
_____	_____ Professionally cleaned by a home cleaning service on 10/27
_____	_____ Maintained with pride by 1 owner, empty nest sellers
_____	_____ Sweeping views from many rooms and deck of the valley, mountains and city of Kent
_____	_____ Beautiful, mature landscape & low maintenance tropical gardens with multi-zoned sprinklers in front and back yards
_____	_____ Custom landscape lighting on automatic timer
_____	_____ 2750 sq. ft. Craftsman style home with inviting front sitting porch
_____	_____ Worry-free Hardi-Plank™ siding with rock & shingle accents
_____	_____ Easterly neighbor's home site on lower level adding to privacy
_____	_____ Property backs to wild area providing extra privacy
_____	_____ Entertainment size, private back yard that is fully fenced

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_____	_____ Back yard with deck/patio, water feature and pond
_____	_____ Glass exterior front door
_____	_____ Murray Feiss sconces in entry and up the stairs
_____	_____ Warm, tastefully chosen colors throughout
_____	_____ Expansive hardwood floors
_____	_____ Select custom ordered high-end carpet with extra thick pad
_____	_____ Wainscoting, rounded corners, wood wrapped windows and crown molding accents throughout the home
_____	_____ Two gas fireplaces
_____	_____ Custom lighting on dimmer switches as well as Decora light switches throughout
_____	_____ Wired for security system
_____	_____ Cat-5 wiring throughout, providing endless computer linking options as well as security. Comcast high speed internet available
_____	_____ Forced air gas heat
_____	_____ <b>CENTRAL AIR CONDITIONING!</b>
_____	_____ Built-in speakers in many rooms, outdoor speakers above the deck
_____	_____ A great room design for an open feeling
_____	_____ Surround sound system ready to connect in the family room
_____	_____ Beautiful angled architecture throughout
_____	_____ A complete guest room with 3/4 bath, that also functions as an office/den when the home is free of guests.
_____	_____ Soaring family room ceiling with a dramatic, two story cultured stone gas fireplace



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- |       |       |  |
|-------|-------|--|
| _____ | _____ | Private front of home living room with gas fireplace and special craftsman touches                                       |
| _____ | _____ | Formal dining room with many craftsmanship touches and designer chandelier   |
| _____ | _____ | Large laundry room with deep utility sink and cabinets   |
|       |       | <b><i>Beautiful, spacious kitchen with:</i></b>  |
| _____ | _____ | High quality wood cabinets providing expansive storage   |
| _____ | _____ | Slab granite counter tops  |
| _____ | _____ | Custom designed rustic slate back splash   |
| _____ | _____ | Stainless steel undermount sink  |
| _____ | _____ | Lutron stainless wall plates throughout kitchen  |
| _____ | _____ | GE Profile appliances  |
| _____ | _____ | Large, double door pantry  |
| _____ | _____ | Recessed lighting throughout   |
| _____ | _____ | Casual dining area that opens to the deck and lower level patio  |
|       |       | <b><i>Master suite located in the rear of the home that is your own quiet and private sanctuary with:</i></b>            |
| _____ | _____ | A warm and inviting valley and mountain view master suite that includes a sitting area and 5 piece bath with soaking tub |
| _____ | _____ | Double door entry to the master suite  |
| _____ | _____ | His & Her closets in the master bath   |



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_____	_____ Three large additional bedrooms
_____	_____ High end closet organizers in two of the bedrooms
_____	_____ Full bath, with skylight, adjacent to bedrooms
_____	_____ 3 car, 660 sq. ft. garage with room for a shop area
_____	_____ Remote garage door opener
_____	_____ A man door from the garage to the back yard
_____	_____ Private yet protective neighborhood (listing agent is a neighbor)
_____	_____ Strong HOA—Protecting home values!
_____	_____ 3 Neighborhood parks and a walking trail
_____	_____ Easy access to major highways, just a few minutes to I-5, Hwy 167 & Hwy 18
_____	_____ Located between 4 major shopping areas: Kent, Auburn, Des Moines and Federal Way
_____	_____ Minutes to 3 Park & Rides, the Sounder Train Station and SeaTac Airport. Save on gas and time...

***Truly the Commuters Edge!***

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