

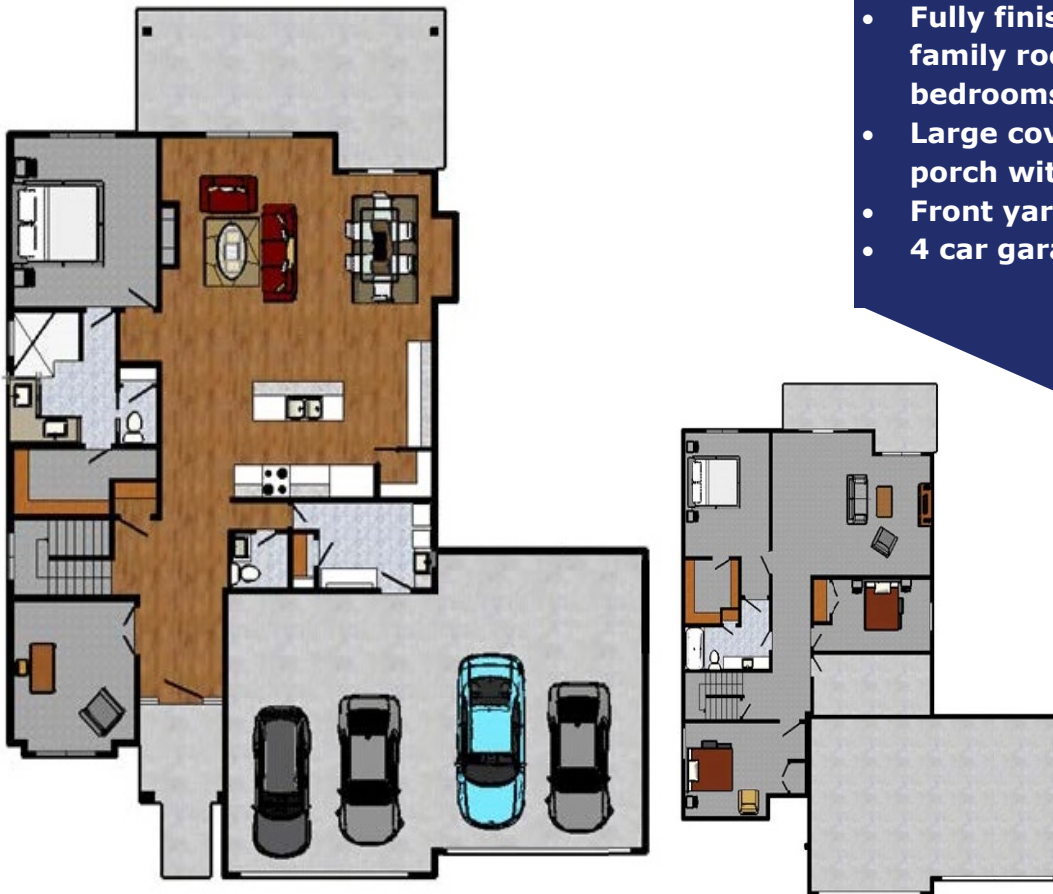
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File photo of similar house



**Priced at \$874,000**

- Open great room design and fully finished daylight walkout basement
- Fantastic southerly views of the Spokane Valley
- Kitchen features large island, granite or quartz countertops, undermount sink and walk-in corner pantry
- Luxurious master suite with fully tiled walk in shower, granite countertop and large walk-in closet
- Hardwood floors extend from entry through kitchen, dining, great room and powder bath
- Fully finished basement with family room, full bath and 3 bedrooms, rough in for wet bar
- Large covered deck and front porch with no step entry
- Front yard landscaping
- 4 car garage



Main Floor - 1,801  
Finished Sq. Ft.  
Basement - 1,778 Sq.  
Ft. with 1,608 Sq. Ft.  
Finished

**For your private showing or to schedule a meeting onsite with Brian Offield please call:**

**Joanne Pettit 509.868.4383**

*Details and prices subject to changes as built.*

*Revised on November 14, 2022*

## The Cedar

Main Floor - 1,801 Finished Sq. Ft. Finished  
Basement - 1,778 Sq. Ft.  
3,579 Total Sq. Ft. w/3,409 Sq. Ft. Finished

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### INTERIOR FEATURES:

- Hardwood floors in entry, great room, dining, kitchen & powder bath
- Gas fireplace with brick liner and heat disc for automatic operation of fan, Morgan Style Alder mantel, tile surround
- Smurf tube for TV, cable or satellite box above fireplace
- Solid 2 panel wood craftsman style interior doors
- Full wood wrap windows and doors
- Brushed nickel door hardware
- Island kitchen with Beech or Hickory Shaker style cabinets, staggered upper cabinets and crown molding
- Granite or Quartz slab kitchen countertops w/full tile backsplash
- Undermount double bowl stainless steel sink, Moen pull-out faucet (w/Lifetime Warranty)
- Full depth refrigerator cabinet w/ice maker water line
- Stainless steel appliances (Energy Star), slide-in gas range, chimney-hood, microwave w/trim kit, dishwasher, and garbage disposal
- Main floor master suite with gorgeous views
- Private master bath features custom walk-in mudset tile shower, 36" high double vanity w/Granite countertop, china sinks, 6" tile backsplash, Moen Brantford brushed nickel faucets, enclosed toilet area with elongated comfort height toilet
- Walk-in master closet and linen closet w/wire closet shelving by Closet Guys
- Den/Bedroom on main floor w/glass French doors
- Pre-wired for TV @ Great Room, Family room, Den, Master Suite and Guest Suite and finished bedrooms
- Active Radon system

### EXTERIOR FEATURES:

- 4 Car garage with no step entry, insulated garage doors with decorative glass inserts, two garage door openers and key pad entry
- Detailed architectural front elevation with LP plank siding and shake accents, wainscot stone accents
- Signature fiberglass craftsman style entry door
- Covered deck with front porch
- Acid etched sidewalk and front porch
- 30 year composition roof
- Landscaping in front yard with auto sprinklers
- Full rain gutters tied to pop-up yard drains
- Vapor barrier house wrap
- 2 frost free hose bibs

### ENERGY & COMMUNITY FEATURES:

- Full sealing package at all plates and wall penetrations, vapor barrier house wrap, R-49 ceiling insulation, R-21 exterior wall insulation
- Low E thermo pane windows (w/Lifetime Warranty & Argon gas)
- 95% High Efficiency gas furnace
- Central Air Conditioning
- 50 gallon High-Efficiency Power-Vent Gas Water Heater
- Programmable thermostat (Wi-Fi capable)
- Avista gas and electricity
- Pasadena Water District
- West Valley School District

*Additional plans and custom homesites available*