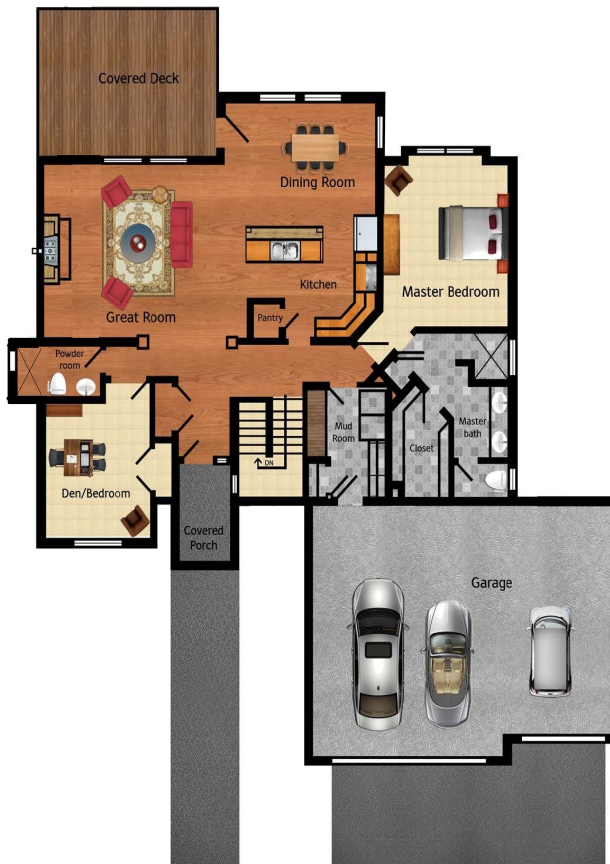


# The Cyprus at Sunview Ridge 8712 E. Ridgeline Lane



- **Finely crafted home by trusted Master Builder Gordon Finch**
- **Fantastic southerly views of the Spokane Valley**
- **Open, great room design with kitchen island, luxurious master suite w/walk-in shower, covered deck**
- **Upgraded finishes include hardwood floors in entry, great room, powder bath, dining and kitchen**
- **Granite or quartz in kitchen and main floor bathrooms**
- **Solid 2 panel wood craftsman style interior doors and full wood wrap windows and doors**
- **Finished walk-out daylight basement with family room, two bedrooms and full bath**
- **Covered front porch with No step entry**
- **3 car garage**





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# The Cyprus

Main Floor - 1,864 Finished Sq. Ft.  
Basement - 1,852 Sq. Ft. with 1,644 Finished Sq Ft  
3,716 Total Sq. Ft. 3,508 Finished Sq Ft  
Covered Entry Porch 56 Sq. Ft.  
Covered Deck 234 Sq. Ft.  
3-Car Garage 757 Sq. Ft.

## **INTERIOR FEATURES:**

- Hardwood floors in entry, great room, dining room, kitchen & powder bath
- Gas fireplace with brick liner and heat disc for automatic operation of fan, Morgan Style Alder mantel, granite facing
- 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
- Under mount 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 Closets Northwest
- Powder bath with Granite countertop
- Den/Bedroom on main floor with French doors
- Pre-wired for TV @ Great Room, Family Room, Den and finished bedrooms
- Active Radon system

## **EXTERIOR FEATURES:**

- 3 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 and 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***



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

**Joanne Pettit 509.868.4383**

