

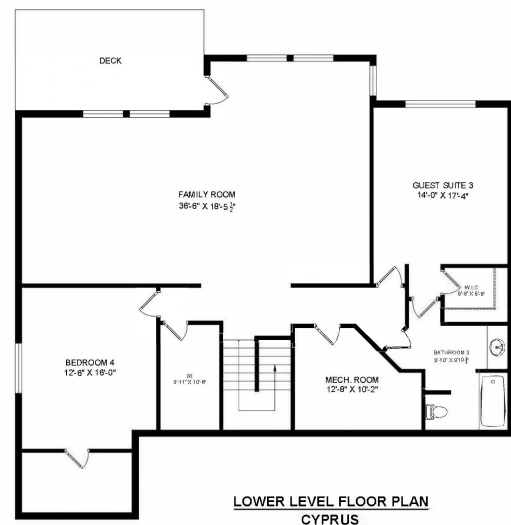
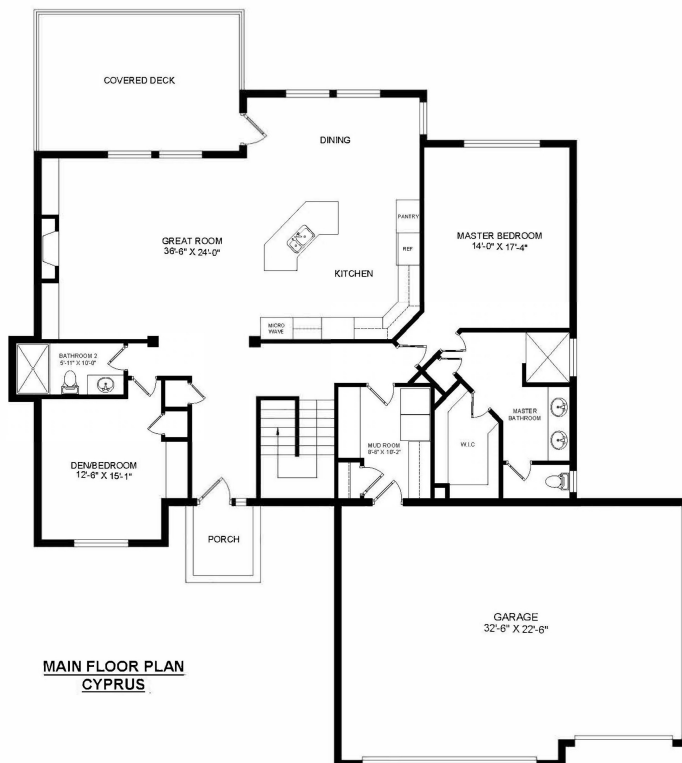
The Cyprus at Sunview Ridge 8712 E. Ridgeline Lane

Visit www.GordonFinchHomes.com



Priced at \$874,900

- 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
- White GE Cafe appliances
- Quartz countertops in kitchen and main floor bathrooms
- Built-in base cabinets and floating shelves on each side of fireplace
- Built-in desk & floating shelves in main floor Den/Bedroom
- Solid 2 panel painted craftsman style doors and painted woodwork
- Finished walk-out daylight basement with family room, two bedrooms and full bath
- Plumbed for 4th bath in lower level
- Covered front porch with no step entry
- 3 car garage
- Front yard landscaping included





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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, built-in cabinets and floating shelves
- Decora switches, 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 & plumbing fixtures
- Island kitchen with custom painted cabinets and stained Hickory island, staggered upper cabinets and crown molding
- White GE Cafe appliances w/slide-in gas range, chimney-hood, microwave w/trim kit, dishwasher, and garbage disposal
- Quartz kitchen countertops w/full tile backsplash
- Full depth refrigerator cabinet w/ice maker water line
- Main floor primary suite with gorgeous views
- Private primary bath features custom walk-in mudset tile shower, 36" high double Hickory vanity w/quartz countertop, undermount sinks, Moen 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 quartz countertop
- Den/Bedroom on main floor with French doors and built-in desk with floating shelves
- Plumbed for 4th bathroom in lower level
- 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 glass inserts, two garage door openers and key pad entry
- Detailed architectural front elevation with LP plank siding, board and batt gable 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

**SELLER IS OFFERING 2.5% BUYER
BROKER COMPENSATION**



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

Joanne Pettit 509.868.4383

