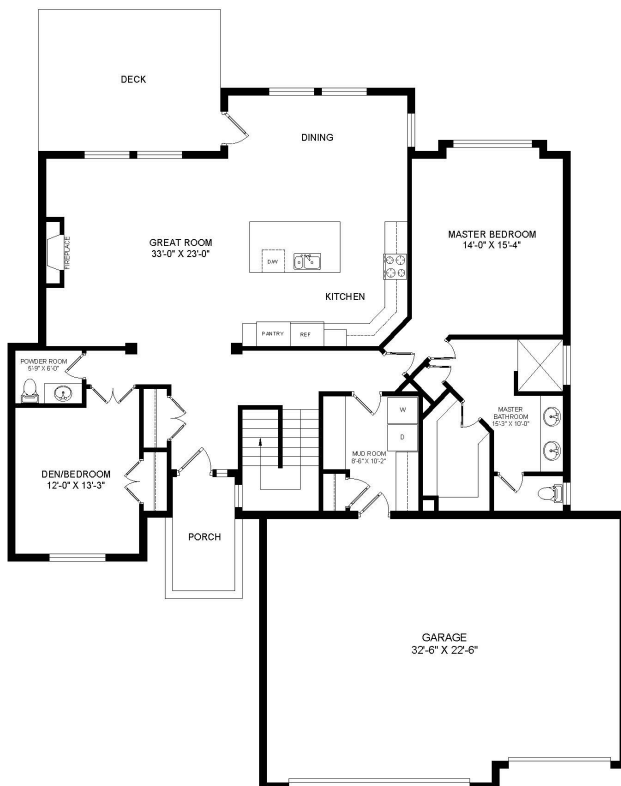


The Alder I at Sunview Ridge 8930 E Ridgeline Lane

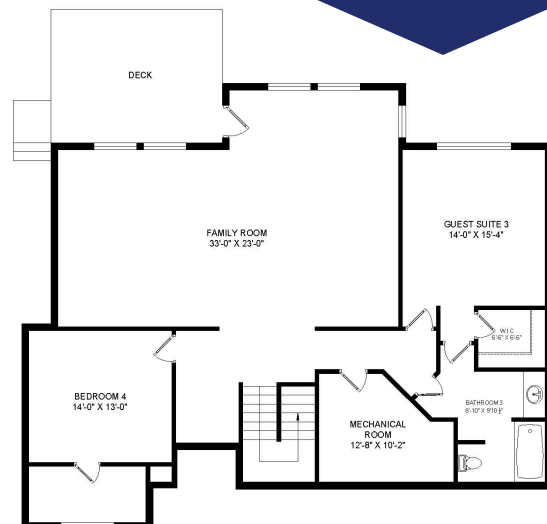


Priced at \$824,900

- Finely crafted home by trusted Master Builder Gordon Finch
- Fantastic southerly views of the Spokane Valley
- Open, great room design with kitchen island, luxurious primary suite w/walk-in shower, covered deck
- Upgraded finishes include hardwood floors in entry, great room, powder bath, dining and kitchen
- Quartz countertops in kitchen and main floor bathroom
- Custom Hickory cabinets
- Solid 2 panel painted craftsman style interior doors and full wrap windows and doors
- Finished walk-out daylight basement
- Covered front porch with no step entry
- 3 car garage
- Front yard landscaping included



**MAIN FLOOR PLAN
ALDER 1**



**LOWER LEVEL FLOOR PLAN
ALDER 1**

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 Oct 14, 2025



Visit www.GordonFinchHomes.com

Main Floor - 1,689 Finished Sq. Ft.
Basement - 1,680 Sq. Ft. with 1,560 Finished Sq Ft
3,369 Total Sq. Ft. 3,249 Finished Sq Ft
Covered Entry Porch 70 Sq. Ft.
Covered Deck 96 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, custom mantle and floor to ceiling tile
- Decora switches, smurf tube for TV, cable or satellite box above fireplace
- Solid 2 pane painted craftsman style interior doors
- Painted woodwork with full wrap windows and doors
- Black plumbing fixtures and door hardware
- Island kitchen with custom Hickory Shaker style cabinets with crown molding
- Quartz slab kitchen countertops w/full tile backsplash
- Under mount single bowl composite steel sink, Moen pull-out faucet (w/Lifetime Warranty)
- Full depth refrigerator cabinet w/ice maker water line
- Bosch stainless steel appliances w/slide-in gas range, chimney-hood, microwave w/trim kit, dishwasher, and garbage disposal
- Main floor master suite with gorgeous views
- Private primary bath features custom walk-in mudset tile shower, 36" high double vanity w/quartz countertop, undermount sinks, 6" tile backsplash, Moen black faucets, enclosed toilet area with elongated comfort height toilet
- Walk-in primary bath closet and linen closet w/wire closet shelving by Closets Northwest
- Powder bath with quartz countertop
- Den/Bedroom on main floor with French doors
- Pre-wired for TV @ Great Room, Family Room, Den and finished bedrooms
- Active Radon system

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

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 Board and Batt siding and 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



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