



# The Osprey III

## BASECAMP

File photo of similar house



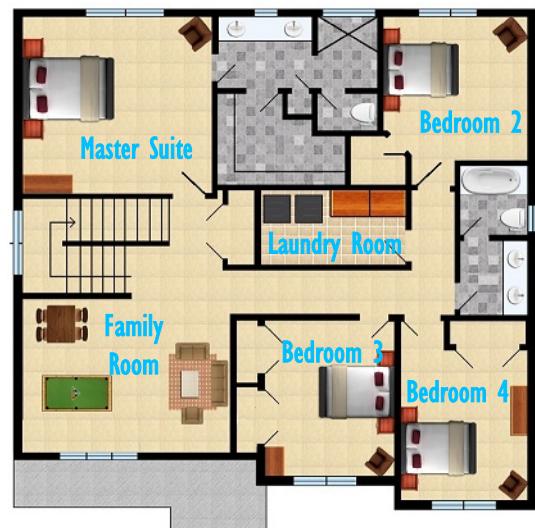
\$419,900

4 Bedrooms + Office/Bedroom • 2.5 Bathrooms • Family Room • 2,416 Sq. Ft. • 2 Car Garage



Main Floor

Another quality project by:



Second Floor

Specifications & price subject to change as built. Rendering may not be accurate per construction. 7.14.2020



## STANDARD EXTERIOR FEATURES

- Detailed architectural front elevation with stone & shake accents
- Front Elevation Stone Accents
- Covered front porch
- Recessed can lighting @ covered front porch
- Landscaped front yard with sprinkler system
- Pop-up yard drains
- Vapor barrier house wrap
- Satin paint for easy maintenance
- Signature fir craftsman style stained entry door w/ deadbolt
- No step entry
- 30 year composition roof
- 2 Frost free hose bibs
- Wall lantern light fixtures at front of garage
- 16" O.C. framing
- Low E thermo pane windows (w/Lifetime Warranty)
- Rain Gutters @ entry, garage, & patio
- Upgraded Covered Back Patio

## STANDARD INTERIOR FEATURES

- Painted craftsman doors and trim
- Full wood wrapped windows
- Solid French doors at den
- Hinged closet doors
- Pre-wired for TV @ Great Room and Finished Bedrooms
- Smurf tube for TV, Cable, or Satellite box @ Great Room
- LVP Wood Grain Flooring - Entry, Hall, Great Room, Dining room, Kitchen, Pantry, Master Bath and Powder Bath
- Satin nickel door hardware
- Painted casing & base
- Satin interior paint for easy cleaning
- Low permeable primer on walls before texture
- Active radon system

## KITCHEN

- Beech or Hickory Shaker custom cabinets
- Full depth refrigerator cabinet
- Recessed wall for flush out refrigerator
- Under mount double stainless steel sink
- Full Tile back splash
- Walk-in Pantry
- Granite/Quartz slab kitchen countertops with eating bar
- Stainless steel appliances

## BATHROOMS

- Granite/Quartz countertop in master
- 4" back splashes in master and guest bathrooms
- China oval surface mount sinks
- Pedestal sink in powder bathroom
- Moen Brantford chrome lavatory faucets
- Walk-in master closet w/ wire closet shelving
- By-pass shower door w/rain glass (Master)
- 5' 1-Piece Fiberglass shower surround w/seats (Master)

The Osprey III - 2201 N Corbin Court Spokane Valley, WA - \$341,900



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