



- Award winning Kootenay II design with 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/quartz 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
- 3 car garage



The Kootenay II
Main Floor - 1,731 Finished Sq. Ft.
Basement - 1,707 Sq. Ft. with 1,561 Sq. Ft. Finished
3,438 Total Sq. Ft. w/3,292 Sq. Ft. Finished
Covered Entry Porch 42 Sq. Ft.
Covered Deck 233 Sq. Ft.

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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), free standing gas range, dishwasher, Micro-hood, and garbage disposal
- Main floor master suite with gorgeous views
- Private master bath features custom walk-in mudset tile shower, 36" high double vanity with Granite/Quartz 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
- Den/Bedroom on main floor w/glass French doors
- Pre-wired for TV @ Great Room, Family room, Den, Master Suite and Guest Suite
- 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 Fir craftsman style stained 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 Water Heater
- Programmable thermostat (Wi-Fi capable)
- Avista gas and electricity
- Pasadena Water District
- West Valley School District

Additional plans and custom homesites available