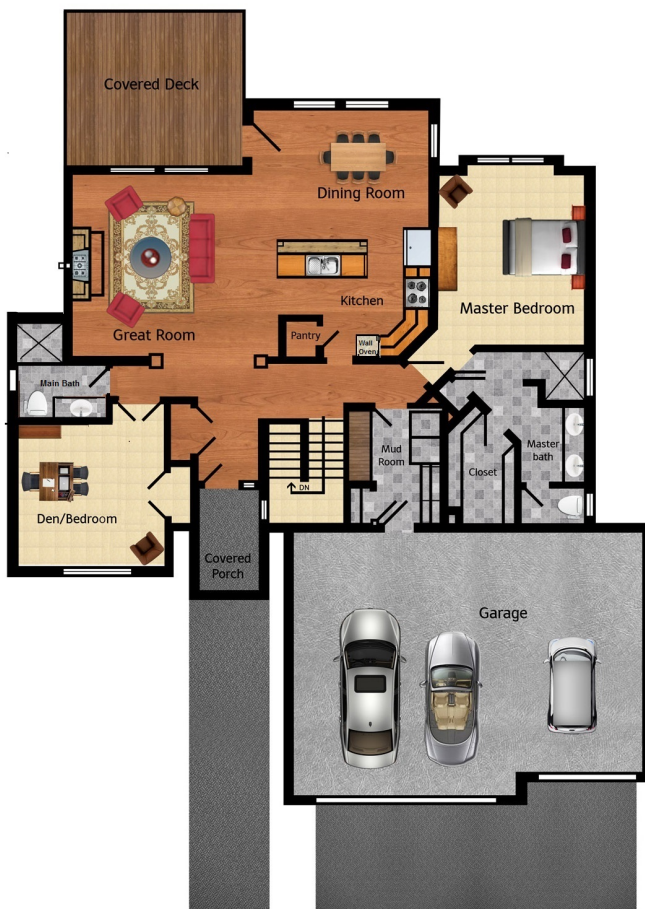




Price to be determined based on lot and options selected by Buyer

- Finely crafted home by trusted Master Builder Gordon Finch
- Fantastic southerly views of the Spokane Valley
- Open, great room design with partially covered deck
- Island kitchen features walk-in pantry, stainless steel gas range dishwasher & micro/hood
- Luxurious master suite with custom walk-in tile shower
- Expanded Alder floorplan features shower in main floor guest bath
- Hardwood floors in entry, great room, dining and kitchen
- Granite or quartz countertops in kitchen and bathrooms
- Room for expansion in unfinished walkout daylight basement
- Covered front Porch with No step entry
- 3 car garage



Price reflects unfinished daylight basement except for landing area at foot of stairs. Ask about options for finishing additional space in basement.

The Alder II

Main Floor - 1,730 Finished Sq. Ft.
Unfinished Walkout Daylight Basement - 1,721 Sq. Ft.
3,451 Total Sq. Ft. w/1,770 Sq. Ft. Finished
Covered Entry Porch 70 Sq. Ft.
12' x 16' Deck w/84 Sq. Ft. covered

INTERIOR FEATURES:

- Hardwood floors in entry, great room, dining and kitchen
- 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), double wall ovens, dishwasher, gas cooktop, Micro-hood, 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 or 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
- Guest bath with Granite countertop & tile shower
- Den/Bedroom on main floor w/glass French doors
- Unfinished walk-out lower level. Ask about options for finishing basement.
- Pre-wired for TV @ Great Room, Master Bedroom, and Den
- 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 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
- 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