SANDHOLLOW HOMES, LLC

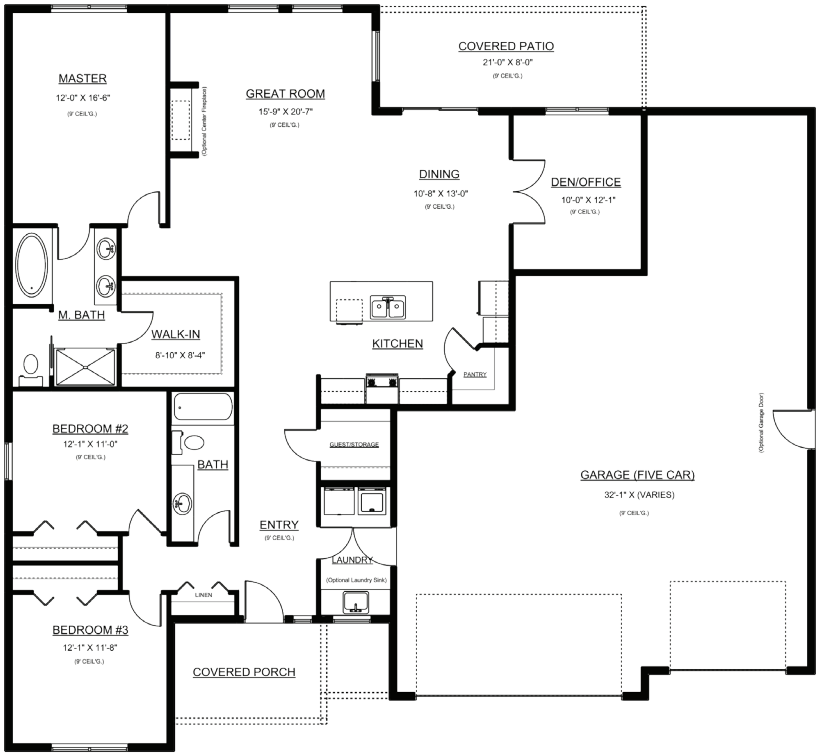
www.SandhollowHomes.com

THE WILLOW 5 CAR

$386,500

Price shown is with listed upgrades

*Similar to Photo



8644 W 11th Avenue

Kennewick, WA

MLS# 227940

UPGRADES INCLUDE:

- Center Gas Fireplace
- Quartz Countertops in Kitchen
- Full Tile Shower in Master Bath
- Granite or Quartz Countertops in both Bathrooms
- Barn Doors in Den
- Laundry Sink with Base Cabinet
- Carriage Panel Garage Door with Windows & Deco Hardware
- 5 Car Garage
- Garage Man Door

*Entire upgrades list not shown.

TOTAL AREA:	**1,931 sq ft**
BEDROOMS:	**3**
BATHROOMS:	**2**
GARAGE STALLS:	**5**

Retter & Company

Sotheby's INTERNATIONAL REALTY

Mark Trout
Realtor®
509.521.7571

Carol Fuller
Realtor®
509.430.8464

SANDHOLLOW HOMES, LLC

THE WILLOW 5 CAR

Construction Standards*

KITCHEN & DINING ROOM

Stainless Steel Undermount Sink	Included
Granite Countertops	Included
Full Height Backsplash	Included
Engineered Hardwood Flooring	Included

APPLIANCES

GE Gas Range, OTR Micro, Dishwasher	Included

MASTER BATH

Stainless Steel or ORB Shower Door	Included
HD Laminate Countertops	Included
Fiberglass Shower	Included
Soaker Tub - Fiberglass (per plan)	Included
Tile Flooring	Included

HALL BATH

HD Laminate Countertops	Included
Fiberglass Tub/Shower	Included
Tile Flooring	Included

CABINETS

Natural Wood Cabinets	Included

LAUNDRY

Tile Flooring	Included

TRIM DETAILS

2 1/4" Trim with 4 1/4" Base	Included
Painted Interior Doors and Trim	Included
Wood Wrapped Windows In Main Living (Painted Trim)	Included
Painted Fireplace Mantle	Included

STAIR RAILING

Stained Hand Rail with White Painted Pickets	Included

INTERIOR

Hardwood and Tile Installed Under Cabinets	Included
9' Ceilings	Included
Bullnose Sheetrock Corners	Included
2 Tone Paint (Walls and Ceilings)	Included
Brushed Nickel Door Hardware	Included

FIREPLACE

36" Gas Corner Fireplace in Great Room	Included
Tile Fireplace Surround	Included
Fireplace Mantle - Painted	Included

HVAC/GAS PIPING

1 Year HVAC Service Contract Construction Standards	Included
95% Gas Furnace w/ AC and Progammable Thermostat	Included
Gas BBQ Stub to Patio	Included

ELECTRICAL WIRING

Rocker Switches (White)	Included
Deco Plugs (White)	Included
200 Amp Electrical Service	Included
Recessed Lighting - Per Plan	Included

PLUMBING

High Efficiency 50 Gallon Heat Pump Water Heater	Included
Stainless Steel Fixtures	Included
Pre-Plumb for Water Softener	Included
Hose Bibs - 2 Included	Included

EXTERIOR

Roof Color - Black or Weatherwood	Included
Lap Siding with Stone Accents	Included
Enclosed Soffits	Included
Deadbolts on Exterior Doors	Included
2x6 Exterior Walls - 16" on Center	Included
Covered Patio - Sized per plan	Included

WINDOWS

No Grids	Included
White Vinyl Energy Star Windows	Included

GARAGE

Keyless Entry Pad	Included
Garage Walls and Ceiling - Sheetrock and Firetape	Included
Garage Door Opener on Main Door	Included
Traditional Panel Garage Door	Included
R-19 Insulation in Garage Walls	Included

INSULATION

R-21 Insulated Walls	Included
Crawl space with R-30 Insulation	Included
R-49 Insulation in Attic	Included

LANDSCAPING

Front Yard Landscaping - Std. City Lot (Sod and Planting Strips)	Included

FRONT DOOR

Fiberglass Entry Door - Paint Grade

OTHER

2-10 HBW Home Warranty	Included

*Construction standards subject to change at any time without notice.