



## \$514,900

*price shown is with listed upgrades*

8509 Silver Mound Dr  
Pasco, WA

MLS# 262201

### UPGRADES INCLUDE:

- Painted Cabinets
- Marble Countertops in Kitchen
- Quartz Countertops in Bathrooms
- Full Tile Shower in Master Bath
- Laundry Sink with Base Cabinet
- Engineered Hardwood in Den
- Carriage Panel Garage Doors with Windows & Deco Kit
- Sand & Primer Garage Walls
- Full Yard Landscaping

\*Entire upgrades list not shown.

**TOTAL AREA:** 1,976 sq ft  
**BEDROOMS:** 3  
**BATHROOMS:** 2  
**GARAGE STALLS:** 3

**KW TRI-CITIES**  
KELLERWILLIAMS REALTY

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## 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
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### 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
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### LAUNDRY

Tile Flooring	Included
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### 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

### 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" Center Gas Fireplace in Great Room	Included
Tile Fireplace Surround	Included
Fireplace Mantle - Painted	Included

### HVAC/GAS PIPING

1 Year HVAC Service Contract	Included
Construction Standards	
High Efficiency Heat Pump w/AC and Programmable 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
Garage Man 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
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### FRONT DOOR

Fiberglass Entry Door - Paint Grade	
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### OTHER

2-10 HBW Home Warranty	Included
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