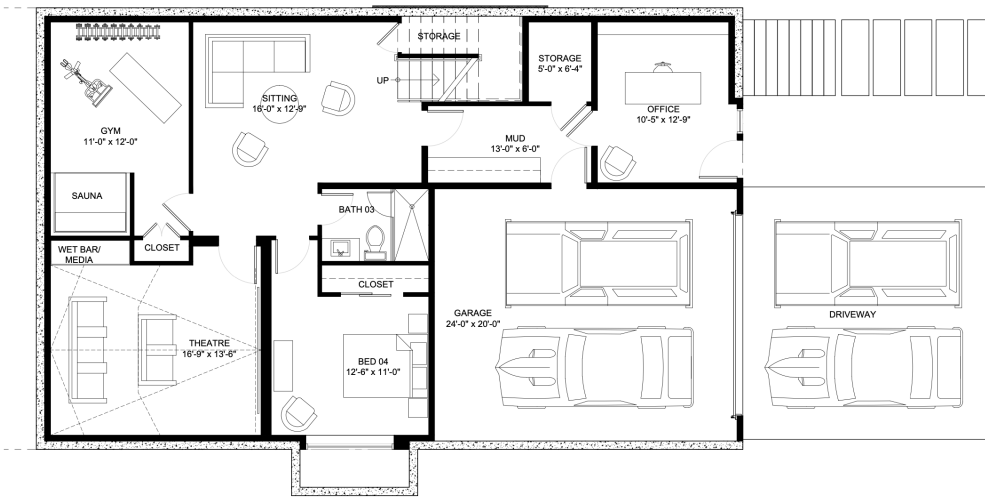




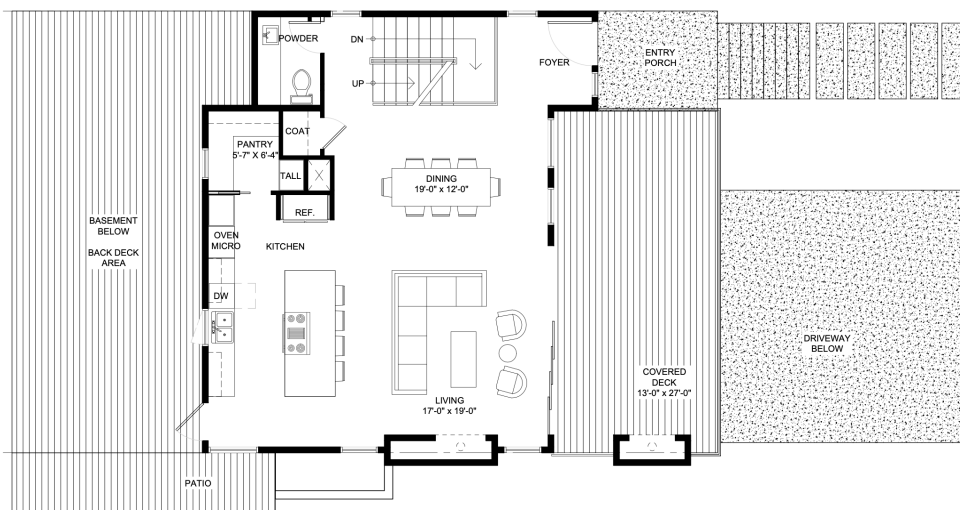
**11855 89<sup>th</sup> PL NE Kirkland, WA 98034**  
**3335 square feet 4 Beds, 4 Baths, Office, GYM, Theater**



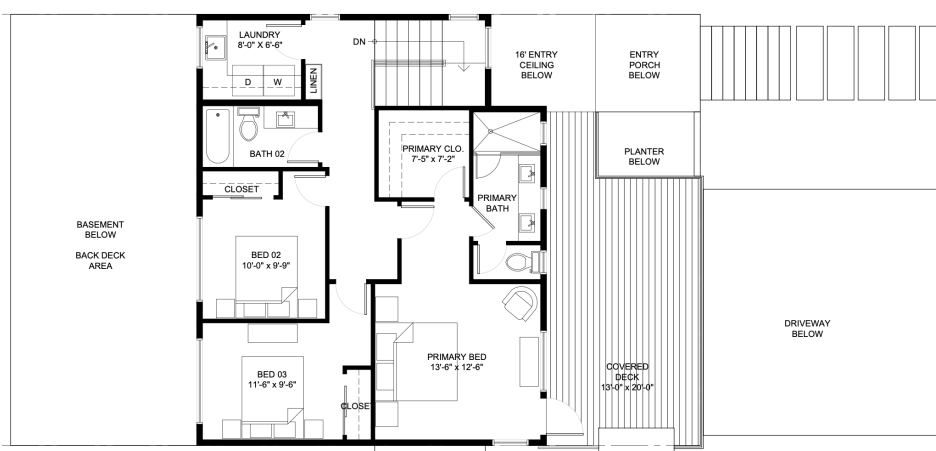
# Floor Plans



Garage Floor




Main Floor






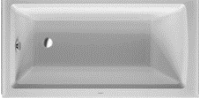


Upper Floor








## Features that make this house spectacular!





| Exterior Doors                   |                      |   |          |  |  |
|----------------------------------|----------------------|---|----------|--|--|
| Location                         | Make                 | Model   | Size     | Description  | Example  |
| Entry Door                       | Store Door           |   | 3.5'*8'  | Smooth Finish, Frosted glass store door. Bore for entry set and keyed dead bolt. Painted accent color. |  |
| Windows/ Sliding Glass Doors     |                      |   |          |  |  |
| Windows – All                    | Ply Gem              | Black exterior and white interior vinyl frame | Per Plan | Dual glazed, with Low E glass.   |  |
| Sliding Glass Doors              | Anderson Windows     | Custom  | Per Plan |  |  |
| Interior Wall Finish             |                      |   |          |  |  |
| Interior Dry wall                | Drywall              |   |          | Level 4 Orange Peel Texture  |  |
| Siding                           |                      |   |          |  |  |
| Siding/ Soffits                  | James Hardi Siding   | Vertical Panel siding                         | Per plan | Siding: fiber cement   |  |
| Gutters & Downspouts             |                      |   |          |  |  |
| All Areas – Gutters              | 5' K-line            |   |          | Painted  |  |
| Downspouts                       | Rectangular          |   | 2"*3"    | Painted  |  |
| Outdoor Railing System           |                      |   |          |  |  |
| All Deck Areas                   | Custom Metal Railing | Powder coating Railing system                 | Per Plan | Color: Black Bk-08   |  |
| Garage Doors                     |                      |   |          |  |  |
| Garage                           | Northwest Door       | Modern Classic                                | Per Plan | 4 Panel with Dark Bronze Aluminum Frame with tempered etch glass.                                      | <br><a href="#">View Here</a> |
| FlatWork                         |                      |   |          |  |  |
| Garage                           | Concrete             | Smooth Finish                                 | Per Plan | Smooth Finish concrete floor   |  |
| Driveway                         | Pavers/Concrete      | Exposed aggregate                             | Per Plan | Standard   |  |
| Outdoor Room, Patio, Front Porch |                      | Waterproof membrane deck system               |          |  |  |
| Plumping                         |                      |   |          |  |  |






|   |                |              |                |  |   |
|---|----------------|--------------|----------------|--|---|
| Kitchen Sink                            | Miseno         | MNO16332 OF  | 33/36 per plan | Farmhouse 33"-36" Single Basin Stainless Steel Kitchen Sink with Apron Front       | <br><a href="#">View Here</a> |
| Kitchen Faucet, Second kitchen, Utility | Miseno         | MNO500DF B   |                | Galleria Pre-Rinse Kitchen Faucet with Multi-Flow Spray Head                       | <br><a href="#">View Here</a>  |
| Kitchen Air Gap                         | Monogram Brass | MB139233     |                | Sink Air gap; polished chrome finish   |   |
| Kitchen                                 | Inskinkerator  | IBADGER1WC   | 1/3HP          | Disposal   |   |
| Powder, Bathroom 2,3, Master Sink       | Kohler         | K-2882-0     | 19-13/16"      | Rectangular Undermount Bathroom Sink with Vertical Sides and Overflow              | <br><a href="#">View Here</a>   |
| Powder, Bathroom 2, 3, Master Faucet    | Delta          | T3559LF-BLWL |                | rinsic 1.2 GPM Wall Mounted Bathroom Faucet Less Drain Assembly and Rough-In Valve | <br><a href="#">View Here</a>  |
| All Bathrooms                           | Duravit        | 0113010082   |                | D-Code 1.28 GPF One Piece Elongated Chair Height Toilet with Right Hand Leve       | <br><a href="#">View Here</a>  |
| Bath 3 Tub                              | Duravit        | D700354      | 60"*32"        | White  | <br><a href="#">View Here</a>  |









|  |               |                       |                       |  |   |
|--|---------------|-----------------------|-----------------------|--|---|
| Baths Tub Shower Trim                    | Grohe         | 26177000              |                       | Polished Chrome Metal shower hose        | <br><a href="#">View here</a>  |
| Master Shower Trim                       | Grohe         | 19928000              |                       | Thermostatic Trim Chrome                 | <br><a href="#">View Here</a>  |
| Master Shower Trim                       | Grohe         | 19910000              |                       | Volume control trim, Chrome, Qty 3       | <br><a href="#">View Here</a>  |
| Master Shower Ceiling Rain Can           | Grohe         | 27468000              | 10"*10"               | Rain shower F Series in chrome           | <br><a href="#">View Here</a>  |
| Master Shower Head & Arm                 | Grohe/Khole r | 27691000<br>K14679-CP |                       | Tempesta Cosmopolitan Showerhead, Chrome |    |
| Master Shower Hand Held Set & Wall Union | Grohe         | 27891000<br>26184000  | 24" Bar with 69" hose | Euphoria Cube, Shower set Chrome         | <br><a href="#">View Here</a><br> |





|  |   |  |  |   |  |
|--|---|--|--|---|--|
| Master Bath Tub                        | Neptune   | Amaze<br>3266R                           | 66-7/8"<br>W * 22-<br>7/8" D<br>* 25-<br>1/4"H | White   | <br><a href="#">View Here</a>  |
| Master Bath Tub Spout                  | Grohe   | Cube<br>117982                           |  | Polished Chrome Finish  | <br><a href="#">View Here</a> |
| Utility Sink                           | Sterling  | Latitude                                 | 25"*22<br>"*12"                                | Utility, undercounter,<br>white   | <br><a href="#">View Here</a> |
| HVAC                                   |   |  |  |   |  |
| Outdoor – Tankless Hot<br>Water Heater | Rinnai  | Tankless                                 |  | Tankless water heater   |  |
| Racirc System                          |   |  |  | Recirculation system with<br>timer included                                       |  |
| Ductless Heating & Air<br>Cond         | Mitsubishi  | Each Room<br>has its own<br>control unit |  | Living, Master space will<br>have Ceiling unit and rest<br>will be on wall units. |                              |
| Gas Piping                             | Range, Water Heater, Fireplace and BBQ Stub out                   |  |  |   |  |
| Hose Bibs                              | 1 Cold hose Bib at rear of house and 1 hot/cold bib inside garage |  |  |   |  |
| Dryer Vent                             | DBX1000   |  |  |   |  |
| Bath Fans                              | Panasonic Fans  |  |  |   |  |
| Whole House Fan                        | Intermittent whole house fan to meet code                         |  |  |   |  |
| Fire Safety                            |   |  |  |   |  |
| Water Sprinklers                       | Will be installed in all the house                                |  |  |   |  |
| Electrical                             |   |  |  |   |  |

|  |  |                             |                 |   |  |
|--|--|-----------------------------|-----------------|---|--|
| Electrical   | House is wired per plan and in accordance with required building codes. Exact placement of opening may vary with field conditions. Size of service panel to meet code and load requirement of the home. 120v smoke alarms with co2 wired per code. |                             |                 |   |  |
| Switches – All Locations   |  |                             |                 | Single Pole, Rocker Style   |                               |
| Low Voltage  |  |                             |                 |   |  |
| A/V Room   | On-Q   |                             | 28" Panel       | Kitchen, Office, Master Bedroom   |  |
| All Rooms  |  |                             |                 | TV/Ethernet   |  |
| 3-4 Security Camera<br>Motion Sensors<br>Sliding Doors<br>Main Doors |  | Wired                       |                 | Security system fully installed with 2-3 control on wall screen panels.       |  |
| Fireplaces   |  |                             |                 |   |  |
| Great Room   | Superior   | DRL3042 Ten                 | 42" L           | Gas-Burning Remote control, Modern Linear design                              | <br><a href="#">View Here</a> |
| Roof Decks (2)   |  |                             | 45"             | Vent free stainless-steel remote control (Gas fireplaces is extra)            |                             |
| Cabinets   |  |                             |                 |   |  |
| All Cabinets Locations   | LCM Custom Cabinets  | Rift Oak with custom stain  | Varies per plan | Soft close doors, and drawers. Panel Door Style. Color : Dark Oak on Charcoal |  |
| Cabinets Hardware  |  |                             |                 |   |  |
| Pulls  | Rusticware   | #999CH, #997CH, #996CH      | 7", 9", and 11" | Chrome Pull   |  |
| Knobs  | Top Knobs  | Tk31PC Tapered small square | ¾ " square      | Chrome Tapered Knob   |  |
| Mud Room Bench Hooks   | Delta  | Trubsuc #75935              |                 | Qty 5   |  |
| Millwork/Interior Doors  |  |                             |                 |   |  |



|   |                                   |                                   |             |  |   |
|---|-----------------------------------|-----------------------------------|-------------|--|---|
| Interior Doors  | Jeld-Wen                          | Maddison Smooth Door              | Per plan    | Molded wood composite all panel          |     |
| Office, Master Closet   | Barn Door                         |                                   | Per plan    |  |   |
| Door Casings  | Western Pacific Building Material | Metrie Very Square 1, #CVS1C2PM D | ¾ " * 3-½"H | MDF                                      |   |
| Windows Casings   | Western Pacific Building Material | Metrie Very Square 1, #CVS1C2PM D | ¾ " * 3-½"H | Windowes wrapped on all 4 sides, MDF     |   |
| Baseboards  | Western Pacific Building Material | Metrie Very Square 1, #CVS1C2PM D | ¾ " * 3-½"H | MDF                                      |   |
| <b>Closet Shelving</b>  |                                   |                                   |             |  |   |
| Pantry  | Organized Spaces                  | Melamine                          | Per Plan    | Built in shelves, MDF<br>Layout per plan |   |
| Master Closet   | Organized Spaces                  | Melamine                          | Per Plan    | Layout per Plan. MDF                     |   |
| Linen and all other Closets   | Organized Spaces                  | Melamine                          | Per Plan    | Standard shelf and rod 1"                |   |
| <b>Interior Railing</b>   |                                   |                                   |             |  |   |
| Interior Metal Railing  | Custom Metal Railing              | Powder Coating railing system     | Per plan    | Color: Black, BK-08                      |   |
| <b>Tile / Slab and Countertops Per Model Home Photos or similar within budget</b> |                                   |                                   |             |  |   |
| <b>Surfaces – Hardwood</b>  |                                   |                                   |             |  |   |
| Main Floor  |                                   | White Oak                         |             | Solid Treads and Risers                  |  |
| <b>Surfaces - Carpet</b>  |                                   |                                   |             |  |   |

|                                      |            |                      |       |  |   |
|--------------------------------------|------------|----------------------|-------|--|---|
| Kids Bedrooms, Gym Theater           | Mohawk     | Taylor Cove          |       | Berber #739 Dymamic 81b pad  |    |
| <a href="#">View Here</a>            |            |                      |       |  |   |
| Light Fixtures Per Model Home Photos |            |                      |       |  |   |
| Door Hardware Per Model Home Photos  |            |                      |       |  |   |
| Bath Hardware Per Model Home Photos  |            |                      |       |  |   |
| Towel Bars and Baths 2,4 & Master    | Grohe      |                      |       | Polished Chrome  |   |
| Tower Ring at all Baths              | Grohe      |                      |       | Polished Chrome  |   |
| Paper Holder at all Baths            | Grohe      |                      |       | Polished Chrome  |   |
| Shower Doors                         |            |                      |       |  |   |
| Bath 2 , Master Bath                 | Custom     | Farmless shower Door | 80" H | 3/8" Frameless glass, clamps, chrome/ clear  |   |
| Mirrors                              |            |                      |       |  |   |
| All Baths                            | AAA Kartak | Sheet Mirror         |       | Mirrors are field measured and cut to fit. Mirror to run from countertop to the bottom of light fixture. |   |
| Appliances                           |            |                      |       |  |   |
| Kitchen Refrigerator/Freezer         | Sub Zero   | BI-42SID/S           | 42"   | 42" Classic Side-by-Side Refrigerator/Freezer with Internal Dispenser Formerly "Built-In"                |  |
| <a href="#">View Here</a>            |            |                      |       |  |   |
| Kitchen - Range                      | Wolf       | SRT366               | 36"   | 36" Sealed Burner Rangetop - 6 Burners   |  |
| <a href="#">View Here</a>            |            |                      |       |  |   |
| Kitchen - Hood                       | Wolf       | VI42S                | 42"   | 42" Cooktop Island Hood - Stainless  |  |
| <a href="#">View Here</a>            |            |                      |       |  |   |

|                            |   |              |     |   |  |
|----------------------------|---|--------------|-----|---|--|
| Kitchen - Wall Over        | Wolf  | SO30TE/S/TH  | 30" | 30" E Series Transitional Built-In Single Oven            | <br><a href="#">View Here</a> |
| Kitchen – Microwave        | Wolf  | MDD30TE/S/TH | 30" | 30" E Series Transitional Drop-Down Door Microwave Oven   | <br><a href="#">View Here</a> |
| Kitchen – Dishwasher       | Sub Zero (Cove)   | DW2450       | 24" | 24" Dishwasher - Panel Ready (Second Dishwasher is extra) | <br><a href="#">View Here</a> |
| Great Room Beverage Center | Frigidaire  | FFBC4622QS   | 24" | 38 12oz can capacity, stainless steel                     | <br><a href="#">View Here</a> |
| <b>Landscaping</b>         |   |              |     |   |  |
| Front and Back             | All Landscaping is custom tailored to the site. Water Sprinkler. Light system.  |              |     |   |  |
| <b>High Tech</b>           |   |              |     |   |  |
|                            | Google Home Setup, Google Nest wifi Extender 3 unis, Nest Doorbell, Nest Door lock, Garage Door opening via phone, kitchen appliances controlled via phone, electric car charger, Bose speaker's controller via wifi. |              |     |   |  |

- **Beach Access**
  - Land includes access to private beach



Similar Home Photos we built

Living Dining



Kitchen



## Master Bedroom





Master Bath





# Kids Bedroom



**Kids Bathroom**



**Guest Bath**





## Laundry Room



## Man Cave/ ADU





