








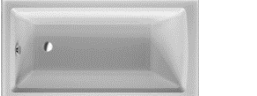


11909 90th AVE NE Kirkland, WA 98034
3,880 square feet house with 4 Bedrooms and 4 Bath










Features that make this house spectacular!

Exterior Doors					
Location	Make	Model	Size	Description	Example
Entry Door	Entry unit with glass on knob side		3.5' x 8'	Smooth Finish, Frosted glass store door. Bore for entry set and keyed dead bolt. Painted accent color.	
Windows/ Sliding Glass Doors					
Windows – All	Coeur D'Alene	Black exterior and white interior vinyl frame	Per Plan	Dual glazed, with Low E glass.	






Sliding Glass Doors	Coeur D' Elene	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'' x 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 Tech	Per Plan	4 Panel with Dark Bronze Frame with satin etch glass.	
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	MNO1633 20F	33/36 per plan	Farmhouse 33"-36" Single Basin Stainless Steel Kitchen Sink with Apron Front	 View Here





Kitchen Faucet, Second kitchen, Utility	Miseno	MNO500D FB		Galleria Pre-Rinse Kitchen Faucet with Multi-Flow Spray Head	 View Here
Kitchen Air Gap	Monogram Brass	MB139233		Sink Air gap; polished chrome finish	
Kitchen	Inskinkerator	IBADGER 1WC	1/3 HP	Disposal	
Powder, Bathroom 2,3, Master Sink	Builder stock	N/A	16 – 21”	Rectangular white Undermount Bathroom Sink with Vertical Sides and Overflow	
Powder, Bathroom 2, 3, Master Faucet	Delta	567LF-SSPP		Modern 1.2 gpm single hole bathroom faucet	
All Bathrooms	Durvairt	D4060400		DuraStyle elongated chair height toilet	
Bath 3 Tub	Proflo	PFB16LW H	60” x 30”	Enamel steel soaking tub	 View Here
Baths Tub Shower Trim	Delta	T14264-BL		Ashlyn Monitor 14	
Master Shower Trim	Delta	T14259-BL		Trinsic Monitor 14 Series	

Master Bath Tub	Jacuzzi	OSM5930 BUXXXG	60"	Signature Free Standing Acrylic Soaking tub	 View Here
Master Bath Tub Spout	Delta	T14172-BL		Galeon Monitor 14 Series	
Utility Sink	Sterling, Proflo, or similar		25" x 22"	Utility, undercounter, white	
HVAC					
Outdoor – Tankless Hot Water Heater	Navien	Tankless		Tankless water heater	
Racirc System				Recirculation system with timer included	
Ductless Heating & Air Cond	Mitsubishi	Ductless heat pump		Living, Kitchen, and all bedrooms on 4 th floor.	
Gas Piping	Range, Fireplace and BBQ Stub out				
Hose Bibs	1 Cold hose Bib at rear of house and 1 cold bib for front exterior				
Dryer Vent	Builder stock				
Bath Fans	Panasonic Whisper 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		
All Rooms				TV/Ethernet	
3-4 Security Camera Motion Sensors Sliding Doors Main Doors	Honeywell and Hikvision	Wired/wireless system		Security system fully installed with 2-3 controls on wall screen panels.	
Fireplaces					
Great Room	Napoleon gas fireplace	BL46NTE	46” L	Gas-Burning Remote control, Modern Linear design	 View Here
Master Room	Napoleon Alluravision	NEFL60	60”	Vent free stainless steel	 View Here
Outdoor deck	Napoleon Galaxy	GSS48E	48”	Vent free stainless-steel	 View Here
Cabinets					
All Cabinets Locations	All wood cabinets	Painted or veneer	Varies per plan	Soft close doors, and drawers	
Cabinets Hardware					
Pulls	Builder stock			Black or chrome/satin linear pulls	
Knobs	Builder stock			Black or chrome/satin linear pulls	
Mud Room Bench Hooks	Builder stock			Black or chrome/satin linear pulls	
Millwork/Interior Doors					

Interior Doors	Jeld-Wen, Lynden Doors, or similar	Modern design	Per plan	Solid core doors painted	
Office, Master Closet	Jeld-Wen, Lynden Doors, or similar	Modern design	Per plan	Solid core doors painted	
Door Casings	Western Pacific Building Material	Metrie Very Square 1, #CVS1C2P MD	3/4 " * 3- 1/2" H	MDF	
Windows Casings	Western Pacific Building Material	Metrie Very Square 1, #CVS1C2P MD	3/4 " * 3- 1/2" H	Windows wrapped on all 4 sides, MDF	
Baseboards	Western Pacific Building Material	Metrie Very Square 1, #CVS1C2P MD	3/4 " * 3- 1/2" H	MDF	
Closet Shelving					
Pantry	Organized Spaces	Melamine	Per Plan	Built in shelves, MDF 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"	
Interior Railing					
Interior Metal Railing	Custom Metal Railing	Powder Coating railing system	Per plan	Color: Black, BK-08	
Tile / Slab and Countertops Per Model Home Photos or similar within budget					
Surfaces – Hardwood					

Main Floor	Engineering flooring	White Oak or other species		5/8" engineered flooring	
Surfaces - Carpet					
Kids Bedrooms, Gym Theater	Builder stock	N/A			
Light Fixtures Per Model Home Photos					
Door Hardware Per Model Home Photos					
Bath Hardware Per Model Home Photos					
Towel Bars	Builder stock			Polished chrome or black	
Tower Ring	Builder stock			Polished chrome or black	
Paper Holder at all	Builder stock			Polished chrome or black	
Shower Doors					
Bath 2 , Master Bath	Custom	Frameless shower door	80" H	3/8" Frameless glass, clamps, chrome/black	
Mirrors					
All Baths	Nickle or white picture frame windows	Sheet Mirror			
Appliances					
Kitchen Refrigerator/Freezer	Sub Zero	BI-42SID/S	42"	42" Classic Side-by-Side Refrigerator/Freezer with Internal Dispenser Formerly "Built-In"	 View Here
Kitchen - Range	Wolf	SRT366	36"	36" Sealed Burner Rangetop - 6 Burners	 View Here
Kitchen - Hood	Wolf	VI42S	42"	42" Cooktop Island Hood - Stainless	 View Here
Kitchen - Wall Over	Wolf	SO30TE/S/TH	30"	30" E Series Transitional Built-In Single Oven	 View Here

Kitchen – Microwave	Wolf	MDD30TE /S/TH	30”	30" E Series Transitional Drop-Down Door Microwave Oven	 View Here
Kitchen – Dishwasher	Asko	DBI663IS	24”	24" Dishwasher with integrated handle (Second dishwasher is extra)	 View Here
Great Room Beverage Center	Frigidaire	FFBC5334 VS	24”	38 12oz can capacity, stainless steel	 View Here
Washer and Dryer	LG	WM1455H WA and DLHC1455 W		24” electric washer and 24” ventless dryer	 View Here
Landscaping					
Front and Back	All Landscaping is custom tailored to the site with exterior lighting.				
High Tech					
	Nest Doorbell, Nest Door lock, Garage Door opening via phone, and electric car charger				
Accessibility					
Elevator	Home is Prepared for Elevator. Elevator and Installation are extra cost.				
Accessible Unit Bath/Kitchen	House includes ADU bedroom and kitchen with full stainless steel appliances				

- **Beach Access**
 - CC&Rs for Eaglemont Estate, that include 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



