



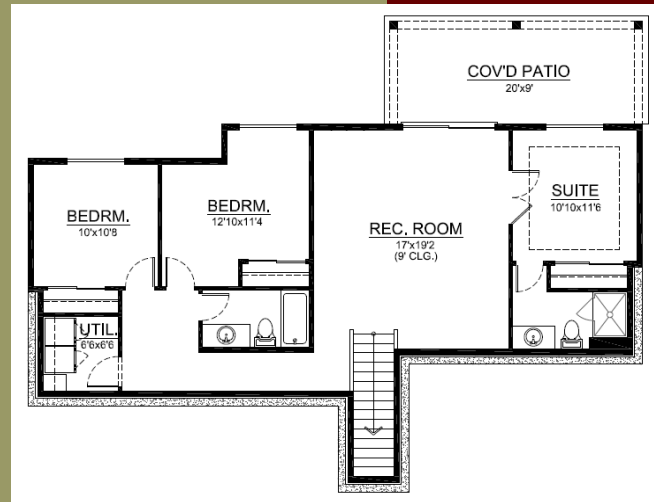
NW PLATINUM HOMES LLC

Not just building a house, but a home...

Sumner Viewpoint home site 38

Complete this winter!

8018 173rd Avenue East
Sumner, WA



Stunning Rambler Offered at \$649,950

2,956 square feet . 4 bedrooms . 3.25 baths . 2 car garage

For More Information, please contact:
Doug Walker 253-370-1690

Prices, plans, & specifications are subject to change without notice. 10/27/2017



MLS# 1212348



NW PLATINUM HOMES LLC

Not just building a house, but a home...

Sumner Viewpoint home site 40



Offered at \$tbd

3,075 square feet . 4 bedrooms . 3.25 baths . 2 car garage

For More Information, please contact:

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MLS# tbd



Standard Features

INTERIOR AMENITIES

- . Extensive hardwood floors through entry, hall, kitchen, nook & dining room
- . Tankless hot water system
- . Formal dining room
- . Phone jacks in master suite and kitchen
- . Cable jacks in family room, all bedrooms, and bonus room
- . Beautiful painted millwork throughout, full wrap windows on main floor and master suite
- . Crown molding with accent lighting in dining room, entry and master bedroom
- . Coffered ceiling in dining room or den (per plan)
- . Stained mantle with tile surround at main floor gas fireplace; built in shelving on both sides
- . Ergonomically correct vanity heights (36") 1342
- . Tile flooring and counters at main bath
- . Utility room with upper and lower cabinets, and utility sink

GOURMET KITCHENS

- . Custom designed birch cabinets with European hinges, Crown molding and staggered 36'-42" upper cabinets
- . 3cm slab quartz or granite counters with full height tile backsplash
- . Recessed can lighting
- . Refrigerator plumbed for icemaker
- . Stainless appliance package
- . Gas range with stainless hood, double wall oven with microwave combo, dishwasher
- . Under mount stainless sink with stainless faucet
- . Under cabinet lighting in kitchen

MASTER SUITE FEATURES

- . Beautifully appointed tile floors in master bath
- . Full tile showers (including shower floor)
- . Quartz or granite vanity with tile backsplash
- . Under mount rectangular sinks
- . 36" vanity height
- . Expansive walk in closet
- . Free standing soaking tub

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EXTERIOR FEATURES

- . 30 year cement plank lap siding
- . Extensive stone accent on front of home
- . Covered patio living area
- . Exposed aggregate driveway
- . Generous amount of exposed aggregate patios
- . Pine tongue and groove at covered porch
- . Decorative 8' entry door with $\frac{3}{4}$ glass
- . Full front and back landscaping with irrigation system
- . Hose bibs at front and rear of home; hot & cold at front
- . Waterproof electrical outlet at front and rear of home
- . Screens on all opening windows

GARAGE

- . Insulated garage door with window
- . Garage door opener
- . Sheetrocked
- . Florescent lighting
- . Freezer plug
- . Garage side access door with porch light

SUPERIOR CONSTRUCTION AND CUSTOMER SERVICE

- . Pre-wired for air conditioning (including coil)
- . 2x6 construction walls
- . R-49 ceiling, R-38 floor and R-21 window insulation
- . 30 year laminated composite black shingle roof
- . Energy efficient gas furnace

Last updated – June 2017

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