

## EXCLUSIVE FEATURES

### DETAILED LIVING AREAS

#### QUALITY MILLWORK & FINISHES

- Spacious ceilings and open living spaces designed to bring people together on the main floor
- Desirable linear fireplace with floor-to-ceiling designer details and custom mantel
- Custom metal open railings with wood cap details
- Bonus and flex multi-functional spaces allowing for work-from-home or play
- Convenient mud room with bench, coat hooks & storage shelf at garage entry
- Custom-designed solid shelving system in Primary suite closet
- Distinctive lighting and hardware selections
- Painted, wood-wrapped window trim details throughout the home
- Professional design selections for interior and exterior colors & finishes

#### GOURMET KITCHEN

- Custom ceiling height cabinets with soft close features and designer accent knobs and pulls
- Under cabinet LED lighting
- Large islands for prepping and entertaining
- Granite or quartz countertops with full height tile backsplash, undermount sinks, and Delta pullout faucets
- Built in trash/recycle cabinet
- Stainless steel KitchenAid appliances, including professional gas range with stylish hood vent and built-in microwave drawer
- Custom-designed solid shelving in the pantry

#### FLOORING

- Extensive use of prefinished, wide planked hardwood flooring on main level
- Quality selected carpet, with 6lb. carpet pad for additional comfort

#### BATHS & LAUNDRY

- Inviting spa-like primary suite bath featuring a spacious full tile shower and freestanding soaking tub
- Custom heavy glass shower doors in homeowner's suite
- Stylish main floor bathroom with tile shower surround
- Private suite bath attached to guest bedroom, per plan
- Granite, marble or quartz countertops and tile floors in all bathrooms and laundry room
- Quality Delta fixtures throughout home
- Quiet exhaust fans with push button timers
- Custom upper and lower cabinets with sink in laundry room

#### EXTERIOR FEATURES

- Special attention to rear yard spaces with covered low maintenance composite decks and spacious patios
- Convenient BBQ stub for year-round enjoyment
- Professionally designed front and rear yard landscaping with easy care irrigation system
- Rear yard fencing with gate access
- Unique exterior elevations with stone and accent finish details
- Refined smooth finish exterior trim details
- Low maintenance James Hardie fiber cement siding
- Insulated steel garage doors with glass accent panels
- GAF Lifetime architectural shingle roofing
- 8' tall architectural entry door

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West Hill  
Bothell

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### TECHNOLOGY & INNOVATION

#### SMART HOME HIGHLIGHTS

- Ring Pro doorbell for front door security with mobile access, 2-way talk, and video
- Smart keypad and lock at entry door
- WiFi thermostat
- Smart appliances and WiFi garage door opener
- Prewire 50 amp car charger circuit
- RG-6 Quad cable, Cat 6E phone wiring and data wiring
- Prewire wireless access points on each floor for extended wireless coverage

### STRENGTH, DURABILITY & ENERGY

#### MECHANICAL & ENERGY EFFICIENCY

- Bryant heat pump provides energy-efficient heating and air conditioning
- Automatic fresh air system
- Ruud Ultra Hybrid heat pump water heater
- Sealed and tested ducting designed to save homeowners money on utility bills
- Each home is engineered by a licensed Structural Engineer against wind and earthquake forces
- Energy-efficient, low maintenance, premium series vinyl windows
- High-efficiency, energy saving LED recessed lighting throughout
- Hot water recirculation system

#### WARRANTY & CUSTOMER SERVICE

- All homes backed by The Rick Burnstead Construction LLC's 2-Year Limited Warranty
- Personalized customer support for Rick Burnstead Construction customers

### THE NEIGHBORHOOD

#### COMMUNITY

- Centrally located with easy access to I-405, Bellevue, Seattle, Kirkland & Redmond
- All the places that make a neighborhood feel like home; restaurants, coffee shops, brew pubs, boutique shopping, healthcare, award winning schools & access to outdoor adventure
- A short drive to Woodinville vibrant Wine Country, home to more than 100 wineries and tasting rooms
- Just minutes from the downtown core, with a positive urban vibe & Historic Main Street
- Nestled between to Lake Washington and the Cascade Mountains, unlimited outdoor adventures abound

#### SCHOOLS

- Located within Northshore School District:
  - West Hill Elementary School
  - Canyon Park Middle School
  - Bothell High School
- University of Washington Bothell campus
- Sorenson Early Childhood Center

#### PARKS & RECREATION

- Bothell Landing, a focal point for community events, set along the Sammamish River Trail, perfect for walking, running and biking
- Blyth Park, Bothell's largest park, with trails, play structures & picnic areas
- Westhill Sportsfields, just down the road, with soccer & multi-purpose fields
- Burke-Gilman Trail, a 27-mile multi-use recreational trail
- 19 more parks to explore; for even more nature, & kid and dog friendly day hikes near by

**Uniquely crafted & distinctive homes, designed and built by Rick Burnstead Construction LLC.**

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