

# {Exclusive Features}



## STEVE BURNSTEAD CONSTRUCTION LLC - BUILT BY SEQUOIA LLC Executive Series

### ELEGANTLY FINISHED LIVING AREAS

#### LIVING AREAS

- 10' main floor ceiling height with 8' doors (per plan)
- Great rooms
  - Gas fireplace with cultured stone raised hearth and full height wood mantle detail
  - Windows with built-up millwork detailing (per plan)
- Elegant powder room with ceramic tiled vanity and decorative mirror detail
- Open railing at entry staircase with iron balusters and craftsman newel posts (per plan)
- Extra sound insulation around laundry and all bathrooms
- Custom painted millwork details at entry and formal locations
- Built-in cabinets in great room (per plan)

#### GOURMET KITCHEN

- Alder recessed cabinets with concealed hinges and custom crown molding
- Walk-in pantry with wire shelving (per plan)
- Extensive use of wide plank prefinished hardwood flooring
- Gourmet stainless steel appliance package featuring:
  - Kitchenaid 5-burner cooktop
  - Kitchenaid double oven
  - Kitchenaid built-in microwave
  - Kitchenaid Whisper Quiet dishwasher
- Granite slab counter tops with full height ceramic tile backsplash
- Stainless steel undermount kitchen sink
- Under and above cabinet lighting

#### SPACIOUS MASTER SUITE

- Inspiring vaulted ceilings and painted millwork details (per plan)
- Large soaking tub with tile deck and apron
- Shower with ceramic tile walls and dual shower heads
- Large walk-in closets with ventilated wire shelving
- Full width vanity mirror with millwork detail
- Full ceramic tile floor
- Stained multi-level vanities with ceramic tile counters

#### HOME DESIGN & FINISHES

- Unique craftsman and traditional architectural exterior designs and floorplans
- Extensive millwork detailing throughout
- Professional interior design and color coordination
- Pre-planned neighborhood to maximize privacy and architectural diversity
- Den with french doors and wainscot paneling (per plan)
- Complementary appointment with our professional interior designer for your selections
- A generous list of options are available, see community sales manager for details

#### EXTERIOR FEATURES

- Architectural Composition Roof with 40-year manufacturers warranty
- Jeld Wen premium vinyl windows and sliding doors with window screens
- Insulated steel garage door with glass relites and openers
- Brick or cultured stone veneer (per plan)
- True cement stucco with elastomeric color finish and drainage management system (per plan)
- Professionally designed full yard landscaping with full yard irrigation system
- Elegant entry door millwork detail (inside and out)
- Generous aggregate patio allowance with gas BBQ stub
- 8' tall 3/4 length leaded glass entry doors with leaded glass sidelights
- James Hardi and natural cedar siding with house wrap underlayment for superior control of moisture and air infiltration (per plan)
- Front yard landscape maintenance included with HOA dues

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### TECHNOLOGY & INNOVATION

#### HOME TECHNOLOGY

- Structured wiring system. Includes a modular service panel, integrated universal jacks with RG6 coax for video and CAT5 for data and phone
- Conduit from crawlspace to attic for future access and expansion
- Prewired for future distributed audio (4 rooms)

### STRENGTH, DURABILITY & ENERGY

#### MECHANICAL & ENERGY EFFICIENCY

- High efficiency 50-gallon gas hot water heater
- High efficiency compact fluorescent lighting at selected locations
- High efficiency gas furnace (rated 95%+)
- Guardian Plus HEPA air filtration system for improved indoor air quality
- Programmable thermostat with digital readout
- Extra quiet bath fans with timer switches
- Hot water re-circulating systems
- Featuring the Burnstead's Living Wise Program

#### WARRANTY & CUSTOMER SERVICE

- All homes feature the Sequoia 2-Year Limited Warranty

### THE NEIGHBORHOOD

#### COMMUNITY

- Located on the Sammamish Plateau
- Outstanding Community! Serving your recreational, business, educational and cultural lifestyle
- Easy access to I-90 through new freeway interchange (minutes to downtown Bellevue and Seattle)
- 2 Neighborhood Parks

#### SCHOOLS

- Located in the Issaquah School District
  - Endeavour Elementary School
  - Beaver Lake Middle School
  - Skyline High School

#### PARKS AND RECREATION

- Beaver Lake Park
- Lake Sammamish State Park
- Mount Si Golf Course



The Burnstead's Living Wise Program  
Energy | Earth | Health | Innovation  
[www.burnstead.com/livingwise](http://www.burnstead.com/livingwise)