

{Exclusive Features}



STEVE BURNSTEAD CONSTRUCTION LLC

ELEGANTLY FINISHED LIVING AREAS

LIVING AREAS

- 10' main floor ceiling height with 8' doors (per plan)
- Great rooms
 - Linear gas fireplace with full height ledgestone face
 - Built-in entertainment alcove
- Elegant powder room with cultured slab vanity and decorative mirror detail
- Open railing at entry staircase with iron balusters (per plan)
- Extra sound insulation around laundry and all bathrooms
- Custom painted millwork details at entry and formal locations

GOURMET KITCHEN

- Alder or painted cabinets with concealed hinges, soft-close drawer guides, and custom crown molding
- Walk-in pantry with solid laminate shelving (per plan)
- Extensive use of wide plank prefinished hardwood flooring
- Gourmet stainless steel appliance package featuring:
 - Viking Commercial gas range with 6 burners
 - Bosch double ovens
 - Bosch microwave or Sharp microwave drawer
 - Bosch dishwasher with superior sound control
- Granite slab counter tops with full height ceramic tile backsplash
- Stainless steel undermount kitchen sink
- Under and above cabinet lighting
- Optional prep-sink with disposal at kitchen island

SPACIOUS MASTER SUITE

- Inspiring vaulted ceilings and painted millwork details (per plan)
- Maax "Jazz" free-standing soaking tub
- Shower with ceramic tile walls, mudset tile floors and dual shower heads
- Full width vanity mirror with millwork detail
- Full ceramic tile floor
- Spacious vanities with cultured slab counters and backsplash and custom wood-framed mirrors.
- Laminate modular ClosetMaid shelving systems

HOME DESIGN & FINISHES

- Unique 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
- 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
- Jeld Wen premium vinyl windows and sliding doors with window screens
- Insulated steel garage door with glass relites and openers
- Cultured stone veneer (per plan)
- Professionally designed full yard landscaping with full yard irrigation system and privacy hedging (per plan)
- Elegant entry door millwork detail (inside and out)
- Generous cement patio allowance with gas BBQ stub
- 8' tall glass entry doors with glass sidelights
- James Hardi and natural cedar siding with Hardi 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
- Flat screen TV pre-wire, modem pre-wire, USB charging outlets (per plan)

STRENGTH, DURABILITY & ENERGY

MECHANICAL & ENERGY EFFICIENCY

- High efficiency Rinnai Tankless water heater with integral hot water recirculating system.
- High efficiency LED recessed lighting
- 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
- Featuring the Burnstead's "Living Wise" Program

WARRANTY & CUSTOMER SERVICE

- All homes feature the SBC 2-Year Limited Warranty

THE NEIGHBORHOOD

COMMUNITY

- Located close to Microsoft campus
- Outstanding Community! Serving your recreational, business, educational and cultural lifestyle
- Easy access to I-520 or 405
- Walking distance to Grasslawn Park

SCHOOLS

- Located in the Lake Washington School District
 - Franklin Elementary School
 - Rose Hill Middle School
 - Lake Washington High School

PARKS AND RECREATION

- Grasslawn Park
- Bridle Trails State Park
- Marymoor Park
- Willows Run Golf Complex
- Bellevue Golf Course



The Burnstead's Living Wise Program
Energy | Earth | Health | Innovation
www.burnstead.com/livingwise