

{Exclusive Features}



STEVE BURNSTEAD CONSTRUCTION, LLC

LIVING

- 10 ft. main floor ceiling heights with 8ft tall doors in selected locations
- Great rooms
 - Linear gas fireplaces with full height 12" x 24" porcelain tile face and floating quartz slab hearth
 - Built-in entertainment alcove with floating base cabinet and floating box shelves above
- Elegant powder rooms with floating base cabinet, quartz counters, vessel sink and Grohe faucet
- Open rail staircase with stained newel posts, cable rails system and stained exposed box wood treads
- Custom painted millwork details at all doors and windows

GOURMET KITCHEN

- Custom frameless cabinets with Rift-cut white oak or painted finishes. Soft-close drawer guides and custom brushed aluminum fold up glass upper doors (per plan)
- Gourmet stainless steel appliances featuring:
 - Viking commercial 6-burner gas range
 - Bosch self-cleaning convection / thermal double ovens
 - Bosch built-in microwave or Sharp Microwave drawer (per plan)
 - Bosch dishwasher with superior sound control
- Granite slab counters with full height ceramic tile backsplash
- Stainless steel under mount kitchen and prep sinks with Grohe "Minta" pullout faucets

- Under and above cabinet lighting

SPACIOUS MASTER SUITE

- Inspiring vaulted ceilings (per plan)
- Free-standing soaking tub
- Walk-in shower with dual shower heads, mudset tile floors and ceramic tile walls
- Full ceramic tile floors
- Spacious vanities with quartz slab counters, under mount sinks and custom mirror details
- Grohe "Grandera" faucets with brushed nickel finish
- Spacious walk-in closets with Custom laminate ClosetMaid shelving systems

HOME DESIGN AND FINISHES

- Original contemporary designs and floorplans
- Extensive use of wide-plank hardwood floors throughout main floor (per plan)
- Professional interior design and color coordination
- Pre-planned neighborhood community to maximize privacy and neighborhood diversity
- Designer chosen quality fixtures and finishes throughout

EXTERIOR FEATURES

- Architectural composition roofs and prefinished metal accent roofs (per plan)
- Pella "Impervia" black colored fiberglass windows and sliding doors with matching window screens
- Contemporary siding materials featuring cultured stone, clear cedar siding and James Hardi siding products
- Professionally installed full yard landscaping with automatic irrigation system

Continued on back >>

{Exclusive Features}



STEVE BURNSTEAD CONSTRUCTION LLC

- 8ft tall custom entry door with satin etched glass panels

HOME TECHNOLOGY

- Structured wiring system. Includes modular service panel. Integrated universal jacks with RG6 coax for video and CAT 6 for data and phone
- Convenient USB outlets at kitchen and e-space
- Flat screen TV prewire, modem pre-wire, conduit from crawlspace to attic for future access and expansion

MECHANICAL & ENERGY EFFICIENT

- High efficiency Rinnai Ultra series tankless water heater with built in hot water recirculation pump and cross-over valve at master vanity for quicker hot water delivery
- High efficiency LED recessed lighting throughout
- High efficiency gas furnace (Energy Star Rated 95%+)
- HEPA filtration system installed on furnace for continuous improved air quality
- Extra quiet bath fans on digital timer switches
- Programmable digital thermostat with expandable wireless options
- Featuring Burnstead's "Living Wise" Program
- Fully fire sprinklered home

THE NEIGHBORHOOD

COMMUNITY

- Located walking distance to Microsoft campus
- Easy access to 520
- Walking distance to Marymoor Park

SCHOOLS

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

PARKS AND RECREATION

- Marymoor Park
- Redmond Town Center
- Downtown Redmond
- Willows Run Golf and Bellevue Municipal
- Bridle Trails State Park



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