

Victoria Heights

New homes in Mill Creek, Washington. Anticipated from the \$900's

INTERIOR

- ▶ 9' ceilings on main floor (per plan)
- ▶ Mohawk Redwood Engineered Laminate and Carpet throughout
- ▶ White Painted Trim and Moldings
- ▶ 2 Panel Pre-Painted Interior Doors
- ▶ Master Bedroom with double door entry, stand alone soaking tub, and large walk in closet
- ▶ Double Sided Gas Fireplace – Perfect for Indoor and Outdoor entertaining!
- ▶ Tucked away guest bedroom with ¾ bath on main

EXTERIOR

- ▶ Covered patio with outdoor living, double sided gas fireplace
- ▶ Architectural composition roof
- ▶ Professionally designed and installed front and backyard land-scape
- ▶ Continuous gutters to match exterior trim package
- ▶ Energy efficient white vinyl windows with warranty
- ▶ Exterior weatherproof electrical outlets
- ▶ James Hardie Fiber Cement Siding

BATHROOMS

- ▶ Upgraded ceramic tile flooring in Master Bath
- ▶ 4x16 Subway Tile Backsplash
- ▶ Moen Boardwalk Brushed Nickel Fixtures
- ▶ Large Soaking Tub with Separate Step-In Shower
- ▶ HardieBacker Cement Board w/ Hydro Defense where applicable

KITCHEN

- ▶ Stainless steel gas range, upgraded wall oven-microwave combo, ceiling hood vent, and ½ hp garbage disposal
- ▶ Plumbed for ice-maker
- ▶ Moen Align Chrome One-Handle Pullout Faucet
- ▶ Large Stainless Single Bowl Sink
- ▶ Quartz Slab with full height 4x16 Subway Tile Backsplash
- ▶ Locally manufactured 36" Shaker Style Painted Cabinets with Chrome pulls to match

LIGHTING & ELECTRICAL

- ▶ Chrome Fixtures
- ▶ Pre-wired for 2 entertainment ports in great room and master bedroom (1 Cable, 1 Data Jack)
- ▶ Pre-Wired for Phone in Kitchen
- ▶ Recessed can lighting throughout, Flush Mount Ceiling Fixtures in Bedrooms

ADDITIONAL FEATURES

- ▶ Energy Efficient Electric Air Handler with Heat Pump – providing heating and cooling all year around
- ▶ Upstairs features large loft, providing additional recreation or home office space
- ▶ El Dorado Stacked Stone, per plan
- ▶ Architecturally designed and installed Front and Backyard Landscaping

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