

Fully Landscaped – Backyard Fenced – Slab Granite

Kitchen

- *Slab granite countertop*
- *Granite Backsplash*
- SS undermount kitchen sink
- Moen Chrome Pullout Faucet
- SS Kenmore Appliances
- Smooth top range
- Hemlock pantry door w/reed glass

Cabinets

- *Custom made Beach cabinets*
- *Shaker style in kitchen*
- *1/4" inset elsewhere*
- *Large Crown*
- *Cabinets in utility over w/d*
- *Custom Stain options*
- *Staggered Upper*

Master Bathroom

- *Slab Granite countertop*
- Undermount sinks (2)
- 5 piece bath
- 36" high vanity
- *Rain glass shower door*
- Custom Cut Mirror
- *Tile tub surround w/granite accents*
- *Fiberglass shower*

Main Bathroom

- *Custom Beach cabinet*
- Custom Cut Mirror
- *White fiberglass tile tub/shower*
- *Slab granite countertop*
- Undermount sink (1)

Powder Room

- *Square Pedestal Sink*
- Designer Mirror
- *Some plans feature fiberglass shower*

Landscaping

- Front & Backyard landscaping
- *Fully Fenced backyard*
- Front yard irrigation

Exterior Features

- *Stone Accents*
- *Exterior Trim—whitewood*
- 5" Gutters with 2"x3" downspout
- *Full Wrap Cement Lap Siding with board & batt & shake features on many elevations*
- *Designer 3-tone paint*

Electrical

- *Alarm system*
- *Interior lighting (per plan)*
- Exterior lighting at entry & garage
- *Recess lights in kitchen*
- 4 Cable TV outlets
- 2 Phone outlets
- 2 Outdoor outlets
- Wired for garage door opener
- Lights in all rooms

Doors & Windows

- *Front Door 3" Insulated fiberglass w/window*
- *Front Door Painted one color*
- *Garage Door (partially insulated)*
- Garage door lock
- Slider door w/window above
- Vinyl Windows
- *Grids— on front elevation*
- *Wide Exterior window trims*
- Window Screens included

Fireplace

- 36" log fireplace with tile surround
- *Hemlock stained 3-sided mantle*

Interior Trim

- *Brushed Chrome interior door levers*
- Thick Hemlock Trim
- *Cashall Smooth style doors*
- Craftsman-style casing & headers
- Option white millwork

Flooring

- *Wide plank laminate hardwoods*
- *Vinyl—gorgeous quality*
- *Carpet pad—R2X Soil & Stain Resistance*
- *Short Shag Carpet*

Shelving

- Shelf and pole in bedrooms
- 4 shelves in pantry & hall closets

Plumbing

- *Moen Eva Chrome faucets*
- Material—plastic
- 50 gallon/gas water heater
- 2 exterior spigots
- Ice maker line & laundry hook up

H.V.A.C.

- 95 % Efficient (most in attic)
- Gas furnace

Concrete

- Foundation—crawl
- All flatwork 4" nominal thickness
- Driveway— garage width to street
- *Washed Aggregate Patio 12X16*

Framing

- TGI Floor joists—2"x10" or better
- Upper floor ceiling—8'1"
- Main floor ceiling—9'
- Ext Walls 2"x 6" @ 16" on center
- Int Walls 2"x 4" @ 16" on center
- Engineered truss roof
- 30-year roofing, black

Insulation

- Will meet or exceed Pierce County standards
- Ceiling—R-38 blown
- Vaulted Ceiling—R-30
- Exterior Wall—R-21 batt
- Under floor—R-30

Drywall

- Rounded corners featured on main floor
- Garages—fire-taped only

The Estates Features

- *Extensive stone accents*
- *Handscraped Engineered Hardwood*
- Covered Patios
- *Over 1/4 Acre Lots*
- *Full Slate Backsplash in Kitchen*
- *Wrapped windows downstairs*
- *Oil Rubbed Bronze Options*
- *Slate Fireplace Surround*
- *Utility sink w/laminate counter*
- *Square undermount sinks*
- *Carriage style garage doors w/windows and grids*
- *Garage door deco accent*
- *Partially open handrail*
- *Hidden Hinges in Kitchen*

(253) 208-6023
grandfirsteam@gmail.com