

ARROWHEAD

PROJECT SPECIFICATIONS

Kitchen

Kitchen Countertops are designer chosen **slab granite** with self-edge, ceramic tile backsplash with accents up to the cabinets above with an undermount sink and under-cabinet lighting. Kitchen Island is also slab granite with an undermount vegetable sink. Butler's pantry is slab granite with undercounter wine cooler.

Appliances will be a full **Viking** package including:
Viking Stainless Steel 36" Slide-In Gas Range Oven
Viking Stainless Hood
Viking Stainless Dishwasher
Viking Stainless, Built-In, Bottom Mount Refrigerator
Microwave Drawer built into island
Wine cooler in butler's pantry

Cabinets are Canyon Creek cayenne stained cabinets throughout. Door style is a raised three tiered design called Canterbury with concealed hinges. Downstairs entertainment bar (raised) is custom made, solid oak with extensive cabinetry for all of your entertaining needs.

Decking

Off of the kitchen is a large 150 asf deck with towering views of Lake Washington and the Olympic Mountains. The deck is waterproofed. For an unobstructed view, the railings are custom made glass. This deck also features a gas stub for a barbeque.

Millwork

All interior doors will be 2, 4 or 6 panel, solid core and painted. Extensive 3 tiered craftsman style white painted millwork, crown moulding and hand built shadow boxes in the entry, dining room and hallway to the master bedroom. Kitchen and great room millwork will have stained trim to match the cabinetry in the kitchen and the great room built-ins. Entry door is hand stained mahogany wood on the exterior and painted white on the interior with leaded glass and matching sidelights.

Flooring

Solid 3" brazillian cherry hardwood flooring throughout the entry, great room, kitchen, dining room and powder room. Carpeting throughout master bedroom, stairs, lower level and bonus living area will be Philadelphia Luxuriant SoftBac. Utility room on main level will have tile flooring.



Great Room

This room possesses an excellent view with a wall of windows towering over Lake Washington and looking out to the Olympic Mountains. Equally as grand as the two story wall of windows is the 2 story masonry fireplace with built-in cabinetry on each side of the two story fireplace. It is “wow” room custom designed to go with the view this property offers.

Den

Den is off of the inlaid travertine tile entry and is hand stained natural wood wainscoting with built-in bookshelves.

Master Bedroom

Master suite commands a beautiful view (same as the great room and kitchen) with French doors to an 85 asf viewing deck which is also waterproofed and features glass railings. Master bathroom features a luxurious jetted tub with tile deck, two-way fireplace (also enjoyed from the bedroom), mudset tile shower with glass doors. Bath countertops are a granite tile. Master bedroom walk in closet will have custom designed built in cabinetry.

Dining Room

The formal dining room features hand built shadow boxes, painted white and a coffered ceiling with crown moulding. It is an open room for entertaining purposes with a recessed, built-in buffet cabinet in addition to the butler’s pantry (between dining area and kitchen).

Powder Room

The main level powder room will feature slab granite with an undermount sink and hardwood flooring.

Utility Room

The utility room will have tile flooring, and built uppers above the washer and for ease of use and organization of supplies. The utility room will also feature a utility sink and a built in coat closet for a convenient “drop zone” off of the garage.

Bonus Living Area Above Garage

Perfect for young adult area, nanny quarters or in-law area is the bonus area above the garage. This area features a 250 asf bonus room which is light and bright and has a wet bar for convenient snacks and drinks. The wetbar has room for an undercounter refrigerator, granite tile countertop and upper cabinets. Off of the bonus room is an oversized bedroom with walk-in closet and 3 windows for natural light. There is also a full bathroom with tub/shower combination, tile countertops and tile flooring for full privacy and separation from the main living quarters.



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Lower Level

The lower level is reached by an extra wide staircase with landing and features a large recreation room, storage room, full sized wet bar, deck, full bathroom, two bedrooms (one with stamped concrete patio and view). The lower level is oriented to the view and is filled with natural light. The recreation room features a fireplace with slate tile surround, built-in cabinetry and on the other end of the room, surround sound is pre-wired for all of your entertainment needs. The gem of the lower level is the 12 foot, raised oak bar designed with entertainment in mind. The bar area looks out to a wall of windows overlooking the lake. The bar area has room for a full size refrigerator and will have a full size sink and dishwasher for ease of clean up. For convenience, there is also a washer and dryer hookup located on the lower level to service the two oversized bedrooms. One of the lower level bedrooms has sliders that open to a stamped concrete patio and enjoys the views this home offers.

Lastly, the lower level also has a 100 sq ft storage room that has easy access and many possibilities.

Finish Hardware

Interior knobs and bath hardware are oil rubbed bronze.

Siding

Primed Western Red Cedar Siding horizontally at all elevations

Pine Tongue and Groove at entry and patio soffited areas

Western Red Shingles per elevation plans

Generous amounts of Eldorado Stone covers entry, single car garage surround and five, 2 story, masonry pillars on lake side of home.

Roof

Residential 50 year Composition Roof

Continuous gutters and downspouts connected to underground storm/detention system.

Windows

Milgard White Classic Vinyl 5000 Series

Screens on all operable windows and grids are included per plan

Exterior Concrete Surfaces

Extensive use of stamped, stained concrete driveway, entry and lower level patio.

Central Vacuum System

For ease and convenience of living, our homes come with a Vacuflo central vacuum unit. Vacuflo features patented Cyclonic Filtration Technology that creates a powerful centrifugal force that separates the dirt from the airflow and deposits 96-98% of all debris into a remote dirt canister. The model is the Vacuflo True Cyclonic 466Q and the accessory packages we provide for you are the Turbo Deluxe Cleaning Kit and the Garage and Car Care Kit.



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Telecommunications

All of our homes feature On-Q Telecommunications package. The On-Q System has three main components: Service Center, Connection Outlets and High Performance Connections. The Service Center is where services from outside the home enter the home and are physically integrated and then distributed to locations throughout your home. The On-Q Service Center connects your home through RG-6 quad-shield coaxial cable for TV and video applications and CAT5e wiring (the same wiring used in computer networks) for phone, data and other applications. Quad-shielded means you have maximum protection from interference. CAT5e wire supports multiple phone lines without crosstalk and supports very high speed networking. All of this delivers all the performance you need today, while providing the capacity to handle tomorrow's technology.

This home is prewired for audio throughout various rooms.

Heating System

Custom designed 94% efficiency, modulating, 3 zone forced air natural gas heating system which includes a furnace, integrated fresh air ventilation system, programmable thermostat, and a whole house fan. Our fireplaces are Lennox Merit Direct-Vent Plus Series.

Security System

Pre-wired for a security system that is integrated with your On-Q Telecommunications box. This will allow customization of complete the system to meet each individual families need.

Indoor Fire Sprinkler

This home features indoor fire sprinklers to maintain safety in the event of a fire.

Landscaping

Landscaping is professionally designed and installed. For the convenience of our homeowners, we also install professionally designed irrigation systems. This lot does have a protected wetland area and buffer as outlined on the site plan. This area has been replanted and is under a maintenance bond with the City of Kenmore. Upon closing, the new Buyer will have to post a bond the wetland for the remaining maintenance period. More information available upon request.



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