



**WILLIAM BUCHAN HOMES**

2630 116th Avenue NE  
Suite 100  
Bellevue, WA 98004

www.buchanhomes.com



## lot 10 : Milbanke II

price: **\$745,000**  
square feet: **3,436**  
bedrooms: **4**  
bathrooms: **4**

garage: **3 Car Garage**  
other: **Den, Bonus & Media**  
completion: **November**



Front Elevation



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for more information contact **Susan T. Jones (425) 922-9990**



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## HOME FEATURES...

### EXTERIOR FEATURES...

- Homes are carefully positioned to best utilize the property and create an attractive neighborhood.
- Custom designed elevations with cultured stone details, per plan.
- Genuine Cedar siding with decorative architectural trim details.
- Custom designed millwork around the exterior of the entry door and T&G cedar lined entry soffits.
- Exterior paint color patterns which compliment surrounding homes.
- Exposed aggregate front walk and driveway.
- Exposed aggregate rear patio.
- Professionally landscaped front and rear yards with automatic irrigation.
- Side and rear yard fencing.
- Steel raised panel roll-up garage doors with decorative window lites, per plan.
- Electric garage door opener with 2 remotes.

### AS YOU ENTER...

- Oil rubbed bronze thumb latch door hardware.
- Raised panel entry door with oil rubbed bronze kick plate.
- Custom millwork includes painted wainscoting, crown molding, 5 ¼" baseboard and stained base shoe.
- Decorator chandelier.
- Brazilian cherry hardwood floors.
- Hand-crafted staircase with wrought iron balusters and custom newel posts.

### IN THE LIVING ROOM...

- Dramatic architectural elements to enhance living space.
- Painted millwork includes wainscoting, crown molding, 5 ¼" baseboard and custom window trim detail. Per plan.

- Gas fireplace with custom built mantle, marble face & hearth and electric pilot switch. Per plan.

### IN THE DINING ROOM...

- Painted millwork includes wainscoting, crown molding, 5 ¼" baseboard and custom window trim detail.
- Coffered ceiling with additional painted crown molding.
- Custom columns or column effect details between living and dining rooms. Per plan.
- Decorative dining room chandelier.

### IN THE DEN...

- Dual raised panel entry doors.
- Painted millwork includes chair rail, crown molding and custom window trim detail.

### IN THE POWDER ROOM...

- Custom cabinetry with marble tile countertop.
- Decorator White China Shell sink with Brasstech satin nickel faucets and hardware.
- Painted millwork includes wainscoting, crown molding, backsplash chair rail detail and 5 ¼" baseboard with stained base shoe.
- Brazilian Cherry hardwood floors

### IN THE KITCHEN...

- Custom Alder cabinetry with cherry tone stain, hidden hinges & oil rubbed bronze pulls.
- Slab granite countertops includes 1 1/2" self edge with custom decorator tile backsplash.
- Brazilian Cherry hardwood floors.
- Custom designed islands with breakfast bar seating and slab granite countertops.
- Blanco, double compartment stainless steel kitchen sink.
- Price Pfister, satin nickel faucet with hand held sprayer.
- G.E. Monogram gas 5-burner stainless steel cook top.
- G.E. Monogram 30" stainless steel double oven with convection.

(IN THE KITCHEN CONTINUED ON BACK ...)

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## HOME FEATURES...

### IN THE KITCHEN CONTINUED...

- G.E. Monogram stainless steel built-in microwave.
- G.E. Monogram stainless steel dishwasher.
- Choice of painted or stained millwork package includes crown molding, window casings and 5 ¼" baseboard.
- Pendant lighting over kitchen island.
- Walk-in pantries, per plan.

### IN THE FAMILY ROOM...

- Fireplace with raised cultured stone hearth and wood mantle.
- Custom built-in bookcase/media center.
- Choice of painted or stained millwork package includes crown molding, window casings and 5 ¼" baseboard.

### IN THE LAUNDRY ROOM...

- Custom lower Alder cabinet with laundry sink.
- Price Pfister chrome/white pull out sprayer faucet.
- Recessed hookup for dryer vent and washing machine drain.
- Durable Formica vinyl flooring.

### IN THE 2ND AND/OR 3RD BATHROOM...

- Custom Alder cabinetry with dual sinks. Per plan.
- Ceramic tile counter top with tile self edge and custom decorator tile back splash.
- Kohler plumbing fixtures with American Standard sinks.
- Ceramic tile floors.

### IN THE MASTER BEDROOM SUITE...

- Raised or coffered ceiling with crown molding. Per plan.
- Painted millwork includes crown molding, 5 ¼" baseboard and custom window trim.
- Private bath/dressing area with double vanities.

- Satin nickel Brasstech faucets and towel bar.
- Plate glass mirror with custom millwork surround and twin light fixtures installed.
- Ceramic tile countertops with tile self edge and chair rail backsplash detail.
- Luxurious soaking tub with ceramic tile platform and backsplash.
- Ceramic tile floors with decorator tile accents.
- Separate shower stall with custom glass door and ceramic tile walls.
- Separate toilet room with ceramic tile floor.
- Walk-in closet with vinyl coated shelving and organizers.

### CONSTRUCTION FEATURES...

- 2x6 exterior double wall construction with R-21 insulation and R-38 attic insulation.
- Plywood subfloors with silent floor system on second floor.
- Smooth-wall interior finish drywall.
- Laminated Shingle 30 year roofing.
- Rinnai Tankless/on demand water heater for energy efficiency.
- Energy efficient Low E vinyl Weathervane windows.
- Complete Security system with 2 keypads and monitoring available.
- Structured wiring interface for local area network, telephone and cable TV.
- Build Green Community.

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