



A BRC Family Community in Sunrise

Puyallup, WA 98374

BRCF Benefits Package

Stylish Interiors

- Composition Shingle Roofing with 30 Year Warranty
- Lap siding on all sides of exterior dwelling
- Custom Made Solid Pine Door
- Vinyl Energy Star double insulate windows with grids on front windows
- Custom built aluminum window screens on all opening windows
- 2"x 6" Exterior walls, engineered truss package & manufactured floor joists on both floors
- Stone accents
- Exposed aggregate concrete driveway, walkway & 10'x15' patio (if applicable)
- Professionally landscaped front yards with sod & shrubbery
- Sprinkler system in front yard
- 2 Exterior water faucets
- 2 Exterior electrical outlets

Well Thought Out Interiors

- Hardwood flooring in Entry, Kitchen, Nook, Downstairs hallway & Powder Room
- Vaulted ceilings
- Ceiling fans
- High Tech cabling
- Carpeting in major living areas
- Rounded corners on main level living areas
- Oversized wood wrapped window in dining room
- 9' Ceilings on main floor & coffered ceilings (where applicable)
- Light orange peel texture on walls with warm interior colors
- 4 or 6 Panel white doors with painted millwork
- Spindle staircase (if applicable)
- Custom upgraded light & hardware packages
- Standard cable outlets & phone jacks in 4 locations
- Shelving in closets, utility & pantry (if applicable)

Bathrooms

- 5 Piece master bath has fiberglass soaking tub with tile deck, backsplash & white china 19" round sinks
- Tile countertops & backsplash in guest bath
- Powder room with white china pedestal sink & hardwood flooring

Kitchen Features

- Beech cabinetry with 1/4" inset doors
- Cabinets are topped with coordinating crown molding
- Stainless steel dual sink compartment with pull out spray faucet
- Granite countertops & full height tile backsplash in kitchen
- Island with granite countertops & tile self edge (if applicable)
- Garbage disposal 1/3 HP
- Plumbed for icemaker
- Stainless 4 cycle dishwasher
- Stainless microwave & exhausted vent hood combo
- Stainless gas cook top with self cleaning double oven

Energy Safe Features

- Hardwired smoke detectors throughout the home
- R-30 Insulation ceilings & R-38 Insulation in flat ceilings
- R-21 Insulation in 2"x 6' wall construction
- R-30 Insulation under flooring
- York 80% forced air gas furnace with a 7 day programmable electric thermostat
- Gas log fireplace FM1 36" Cottage direct vent with tile surround & white or stained wood mantle (to match trim, wired for blower)
- Laundry room upstairs with washer pan

Garages

- Automatic garage door opener with remote
- Keyless entry

Note: In an effort to continually improve our plans and designs, we reserve the right to change features, plans, prices and specifications without notice. Floor plans and elevations are artists renderings and are used for marketing purposes only.



Builder reserves the right to make modifications and changes to prices, floorplans, interior/ exterior design, materials and specifications at any time without prior notice and/or obligation.

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