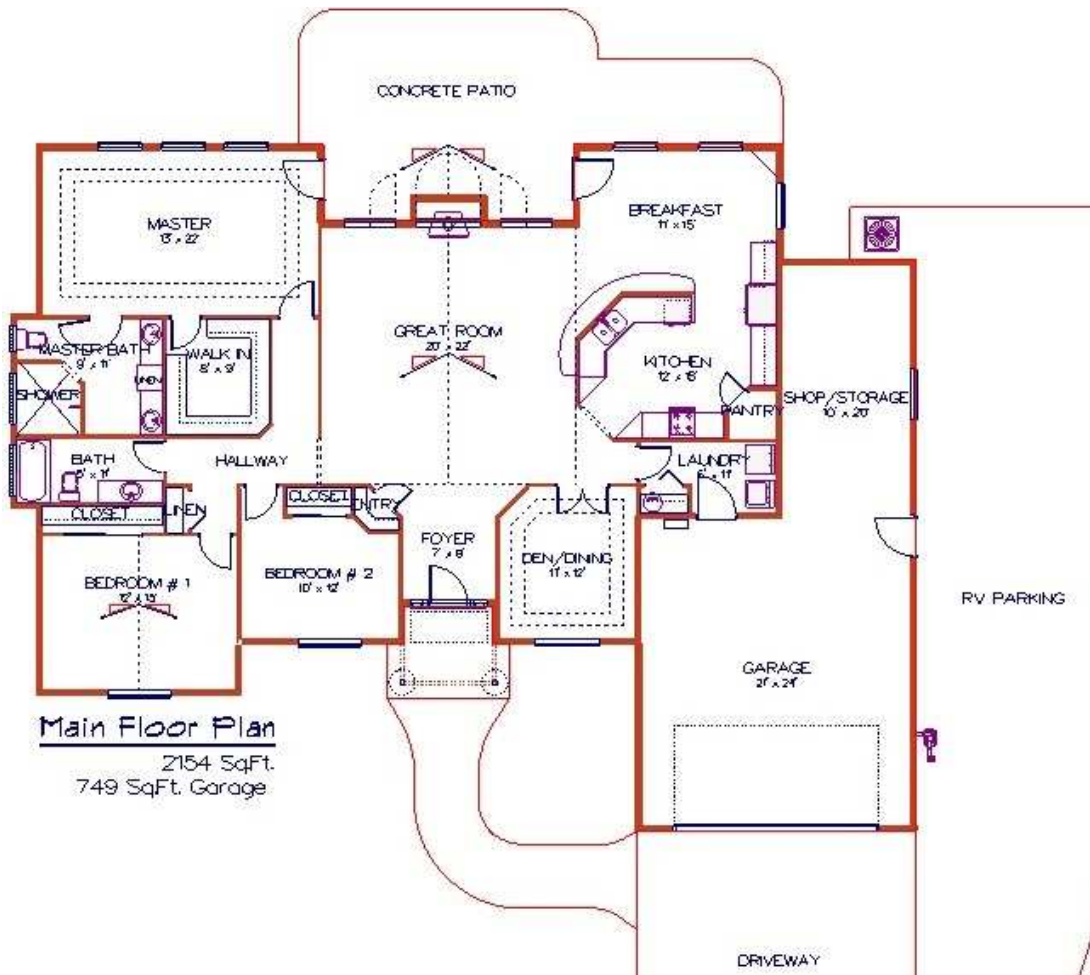


1465 Belmont Blvd, West Richland



General:

2154 sq.ft., 3 bedroom, 1-3/4 bath rambler w/749 sq. ft. tandem garage
10,080 sq.ft. lot (approximately .23 acre)

City: Sewer, water & irrigation, **Benton REA:** electricity, **CNG:** natural gas, **Frontier:** telephone, **Charter:** cable (pending)

Construction:

Boise-Cascade BCI® 5000 3-Star+ floor system w/continuous concrete interior footings
ProBuild engineered roof trusses
Pabco® Premier roof system rated at 130mph with a Limited Transferable Lifetime Warranty
Cascade "WinPro" Windows w/grids all-around

Garage & Storage

2x6 textured and painted garage walls
Wayne-Dalton insulated R-11 windowed garage doors
LiftMaster® 3800 garage door opener
200 sq.ft. storage in garage tandem area

Exterior

Custom cedar window shutters and gable accent treatments with black powder-coated hardware
Roman stamped, stained and sealed concrete front walk, entry and driveway borders
Dutch Quality Stone™ exterior masonry
Large "dual access" covered rear patio with matching stone columns and gas stub-out for BBQ
Huge 1100+ sq.ft concrete car, boat & RV parking
Front, side and rear landscaping w/automated Rain Bird® underground sprinkler system

Energy & Insulation

R-49 ceiling insulation, R-21 wall insulation
Insulated garage (R-11 walls and R-19 ceiling)
Interior sound insulation between bedrooms/bathrooms/great room
Two Bosch® electric whole-house tank-less water heaters
Goodman® High Efficiency 14 SEER heat pump & air handler

Electrical & Lighting

320 amp electrical service
Maxim® oil-rubbed bronze light fixtures
Quorum® ceiling fan/light in great room and master bedroom with wall speed control/dimmers
Under-cabinet kitchen lights

Doors & Millwork

ThermaTru® plank gel-coat stained rustic fiberglass (prevent dents & dings) entry door
Schlage® "Plymouth" exterior and "Accent" interior lever door hardware
Masonite® Cheyenne™ plank interior doors
French door to den/dining room
Matching oil-rubbed bronze fixture finish throughout including door hinges
3-1/4" stain grade wood base & fully wood-wrapped windows and sills
4" Crown double moulding in master bedroom and den/dining room

Granite, Tile & Stone

Tile flooring throughout baths, breakfast nook, kitchen, laundry room and all high-traffic areas
Granite kitchen countertops with Dutch Quality Stone™ full height backsplashes
Tile countertops & backsplashes in hall and master baths
Granite hearth & Dutch Quality Stone™ fireplace surround

Kitchen

Large open kitchen with sweeping "Juparana Dream" Brazilian granite
Centrally located pantry
FridgidAire® Gallery stainless steel gas convection oven/range, micro-hood and EnergyStar® dishwasher
Stainless steel 16 gauge sound-insulated under-mount kitchen sink with Powerful InSinkErator® Badger® V 1/2 hp disposal

Other Amenities

Vaulted ceilings in great room and bedroom #1
Corner hutch in breakfast nook with upper glass doors
Huntwood "Shaker" cabinets with crown/under-cabinet moulding and oil-rubbed bronze knobs/pulls
Anti-slam cabinet doors and full-extension easy-close cabinet drawers
Tall master bath & hall bath base cabinets
Delta® "Leland" oil-rubbed bronze lav, tub/shower and kitchen faucets & hardware
Premium 36" Heat n Glo™ gas fireplace with Remote Control
High Definition TV and 5.1 Surround Sound ready & Wired for cable/satellite TV and telephone
TV nook with stained wood mantle

Offered by **Johanson Construction** at **\$276,900**

Call Roger Johanson at **509-366-2600** for a private showing or more info.

e-mail: info@JohansonConstruction.com web: www.JohansonConstruction.com

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Price, features and exterior appearance subject to change