

1824 Sunshine Ave., West Richland, WA 99353



## Features:

- ✓ 2315 square foot EnergyStar® rambler w/665 sq. ft. fully insulated garage
- ✓ Painted and textured fully insulated garage w/2x6 walls
- ✓ Wayne-Dalton insulated R-11 windowed garage doors
- ✓ Wayne-Dalton iDrive® TorqueMaster® garage door openers (2)
- ✓ R-49 flat ceiling insulation, R-38 vaulted ceiling insulation
- ✓ Continuous concrete internal footings provide superior foundation
- ✓ Boise-Cascade BCI® 5000 3-Star+ floor system
- ✓ Cascade “WinPro” EnergyStar® windows w/grids front and rear
- ✓ Dutch Quality Stone™ exterior masonry
- ✓ 3-1/4” wood base & fully wood-wrapped windows w/sills with white enamel interior trim
- ✓ Masonite® Cheyenne™ plank interior doors
- ✓ Extensive “carbonized” bamboo wood flooring through high-traffic areas
- ✓ Tile flooring in Hall bath, Master bath and Laundry room
- ✓ Vaulted Great Room with Premium 36” Heat n Glo™ gas fireplace
- ✓ Vaulted ceiling in Bedroom #2 with transom window
- ✓ 4” Crown moulding in Master Bedroom and Den/Dining Room
- ✓ Granite tile fireplace hearth & tile surround with TV nook & painted wood mantle
- ✓ Maxim® Interior, Kichler® front exterior and Minka-Lavery® ceramic exterior light fixtures
- ✓ Quorum® ceiling fan/light in Great Room and Master Bedroom
- ✓ Bosch® gas wholehouse tankless water heater
- ✓ Gas to rear patio for BBQ
- ✓ High Definition TV and 5.1 Surround Sound ready
- ✓ Wired for cable/satellite TV and telephone
- ✓ Goodman® EnergyStar® High Efficiency 14 SEER heat pump
- ✓ Canyon Creek cabinets with crown/under-cabinet moulding and Satin Nickel knobs/pulls
- ✓ Under-cabinet lights in kitchen
- ✓ Large open Kitchen with granite countertops and full height backsplashes
- ✓ FridgidAire® Gallery stainless steel microhood
- ✓ FridgidAire® Gallery stainless steel EnergyStar® dishwasher
- ✓ FridgidAire® Gallery stainless steel gas slide-in convection range
- ✓ Stainless steel 16 gauge under-mount kitchen sink
- ✓ Powerful InSinkErator® Badger® V ½ hp disposal
- ✓ Matching Satin Nickel fixture finish throughout including door hinges
- ✓ ThermaTru® plank gel-coat stained rustic fiberglass (prevent dents & dings) entry door
- ✓ Schlage® “Plymouth” exterior and “Accent” interior lever door hardware
- ✓ Tall Master Bath base cabinets with tile countertop and backsplash
- ✓ Maax® Master Bath garden tub on tile deck w/glass “reed” window
- ✓ Delta® “Leland” Satin Nickel lav, tub/shower, utility and kitchen sink faucets
- ✓ Front, side and rear landscaping w/automated underground sprinkler system
- ✓ And more!...offered at \$279,900 (\$120.91/sq.ft.)

Call Roger Johanson at **509-366-2600** for your own private showing.

e-mail: [info@JohansonConstruction.com](mailto:info@JohansonConstruction.com)

web: [www.JohansonConstruction.com](http://www.JohansonConstruction.com)

P.O. Box 745 Richland, WA 99352

© Copyright 2009-10 Johanson Systems, LLC dba Johanson Construction  
Price, features and exterior appearance subject to change