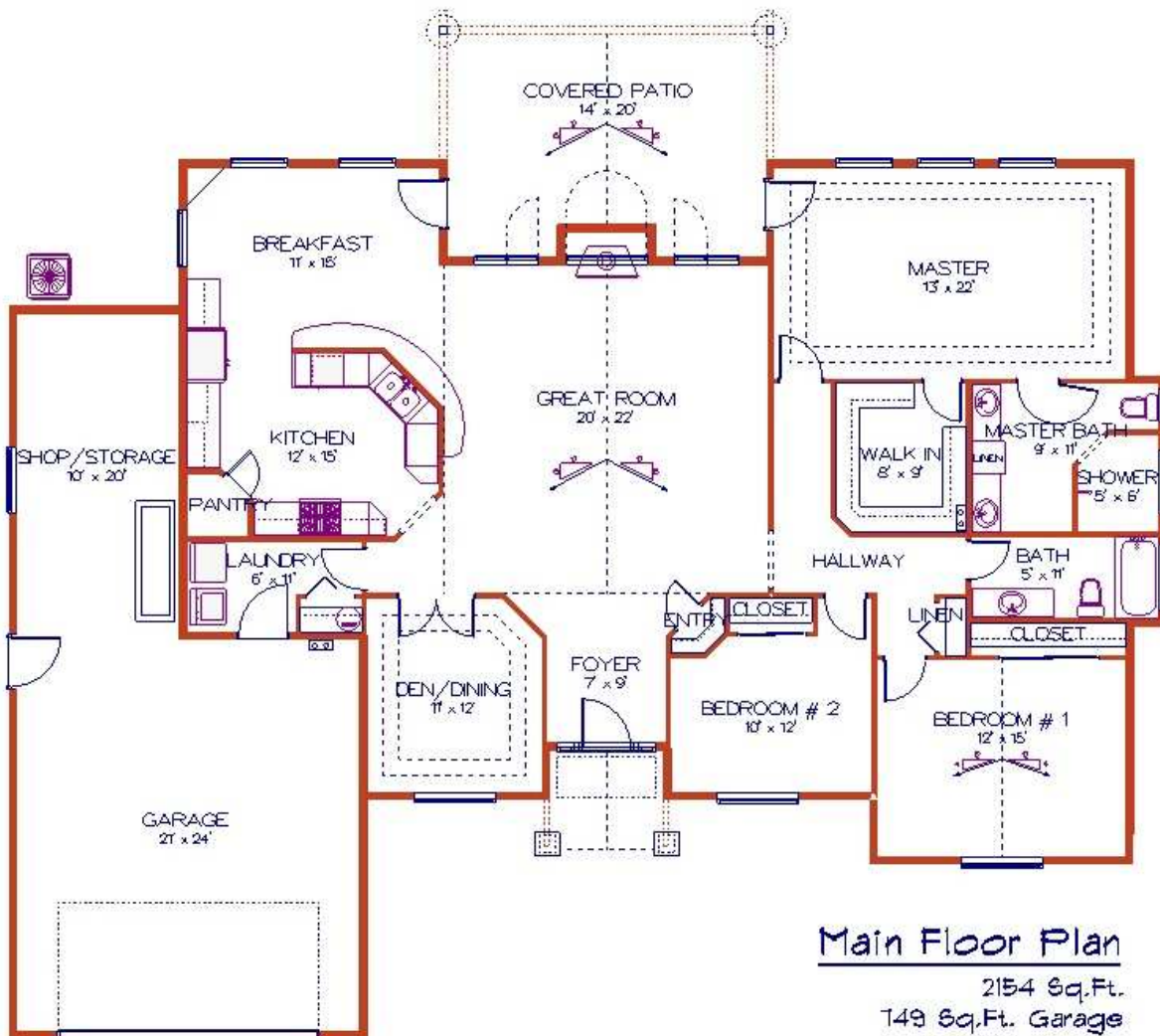




6631 Shale St., West Richland



**General:**

2154 sq.ft., 3 bedroom, 1-3/4 bath stucco rambler w/749 sq. ft. tandem garage  
10,039 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  
Iko® Cambridge roof system rated at 130mph with a Limited 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**

Stucco with 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  
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, Bamboo & Stone**

Carbonized Bamboo flooring in kitchen, breakfast nook, entry and all high traffic areas  
PorcelainTile flooring in Master bath, Guest bath and laundry room  
Granite kitchen countertops with Dutch Quality Stone™ around pantry and under kitchen counter  
Porcelain tile full height backsplashes in kitchen and porcelain tile countertops & backsplashes in hall and master baths  
Granite hearth & Dutch Quality Stone™ fireplace surround

**Kitchen**

Large open kitchen with sweeping "Desert Storm" 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  
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 **\$277,900**

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

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

P.O. Box 4448 West Richland, WA 99353

© Copyright 2009-11 Johanson Systems, LLC dba Johanson Construction

Price, features and exterior appearance subject to change