



*Cedar Street, LLC*

### Living Areas

- Engineered I-Joist floor system
- Oversize doors for easy access
- Extensive Hardwood Plank flooring
- Wood wrapped windows throughout
- Stained or painted mill work and doors
- Skylight (Per Plan)
- Great Room concept
- Heatilator, direct vent fireplace with wood mantle and granite tile face
- 9-foot ceilings throughout

### Kitchen

- Distinctive Maple or Oak cabinets with concealed hinges and full extension wood drawers
- Stainless Steel appliance package which includes: Smooth top electric range, Microwave, Dishwasher, Garbage Disposal
- Pre-plumbing for refrigerator ice-maker
- Stainless Steel kitchen sink with Kohler pull-out faucet and soap dispenser
- Granite tile counter tops and full height tile backsplash

### Master Suite

- Tile floor throughout Master Bath
- Double Kohler sink vanity with tile counter tops
- Spacious walk-in closet
- Skylight (Per Plan)

### Superior Energy Savings

- 2x6 exterior walls at living areas for structural integrity and maximum insulation
- High efficiency Trane forced air furnace - heat pump ready
- Quick recovery 50-gallon hot water tanks
- Energy efficient Low E Milgard vinyl windows with screens

### Quality Exterior & Garage

- Professionally landscaped and irrigated front, back & side yard
- Fiber-cement siding
- Stone accents (Per Plan)
- 8-foot tall steel raised panel insulated garage doors with openers
- 2 car garages (Per Plan)
- Exposed aggregate driveway, walkways and rear patio
- 30-year composition roof
- Fully finished and painted garage

### Plat Features

- Underground utilities
- CC&R's
- Fully installed and maintained landscaping and irrigation.

### Community

- Located just minutes from medical centers, Sequim Aquatic Recreation Center, downtown shopping, library and golf courses
- Easy access to the Olympic Discovery Trail for well maintained walking trails
- Mild temperatures and the "Rain Shadow" effect have made Sequim a very popular retirement and recreation area

*A Stunning, New Sequim Community*