

ALDERWOOD GROVE

Exceptional Finishes



Quality Interior Finishes

- > Gas Fireplace With Full-Height Tile Surround and Wood Beam Mantel (Indoor/Outdoor Fireplace for 2501 and 3070 plans)
- > Smooth Two-Panel Interior Doors
- > White Painted 6" Baseboards
- > White Painted 4" Door Casings
- > Full Window Wrap and Casing on Main Floor
- > ClosetMaid ExpressShelf White Closet Shelving with Chrome Rods & Supports
- > Iron Open Stair Railing (placement varies)
- > Sherwin Williams Scrubbable Flat Interior Paint
- > Durable Laminate Hardwood Floors on Main
- > Mohawk Natural Design Carpeting With 8 Lb Pad and French Tuck Stairs

Gourmet Kitchens

- > Central Kitchen Island with Pendant Lights
- > Stained or Painted Shaker Soft-Close Cabinets, 36" Tall Uppers with Crown and Lower Cabinet Roll-Out Shelves
- > Frigidaire French Door Refrigerator
- > KitchenAid Stainless Steel Appliances:
 - slide-in gas range
 - rangehood
 - dishwasher
 - convection microwave
- > Slab Quartz Countertops
- > Full-Height Tile Backsplash
- > Stainless Steel Farmhouse-Style Sink
- > Moen Chrome Motion Sensor Activated Touchless Faucet with Pull-Out Spray Nozzle
- > Walk-in Pantry or Pantry Cabinet (per plan)

Bathrooms and Laundry

Spa-like Primary Bath:

- > Dual Sink Vanity with Soft-Close Cabinets
- > Slab Quartz Countertops
- > Walk-in Shower with Tile Surround
- > Freestanding Soaking Tub (in 2501 and 3070 plans)
- > Tile Flooring
- > Separate Water Closet

Secondary Bathrooms:

- > Shaker Soft-Close Cabinets
- > Slab Quartz Countertops and 4-Inch Backsplash
- > Tile Flooring
- > Pedestal Sink in Powder Room

Laundry Room -

- > Built-in Upper Cabinets
- > Tile Flooring



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Exterior and Construction Finishes

- > Limited Lifetime Warranty Comp Roofing
- > Fiber Cement Exterior Siding
- > Sherwin Williams Exterior Paint
- > ThermaTru Front Door with Glass Panes
- > Attached Garage, Either Two-Car Plus Shop or Three-Car (per plan)
- > 1/2 HP Garage Door Opener with Two Remotes
- > Covered Outdoor Living with Indoor/Outdoor Fireplace (for 2501 and 3070 plans)
- > Rear deck or patio (for 2414 plan)
- > Full Landscaping for Front and Back Yard
- > Backyard Fencing with Side Gate

Mechanical Features

- > RUUD Ultra-Hybrid Electric Heat Pump Water Heater
- > Central Heat and Air with Heat Pump Furnace & Air Conditioning
- > Vinyl LowE2 Windows
- > Window Screens for Operable Windows
- > Efficient LED Lighting
- > 50 Amp Car Charging Outlet in Garage

Smart Home Features

- > Keyless Entry for Garage Door
- > Kwikset Smart Lock on Front Door
- > Cat 6e Wiring
- > Honeywell Lyric Thermostat
- > USB Jack in Kitchen and Primary Bedroom

Lynnwood Community and Schools

- > Central, convenient Lynnwood location
- > Easy access to Mukilteo, Everett, Lynnwood, Edmonds, Hwy 99 and the I-405 and I-5 interchange
- > Less than 2 miles to the Lynnwood Transit Station (with light rail coming in 2024)
- > Less than 2 miles to shopping, dining and entertainment at Alderwood Mall
- > Edmonds School District Schools -
 - Lynnwood Elementary (less than one mile away)
 - Alderwood Middle School
 - Lynnwood High School
- > Close to parks and recreation (North Lynnwood Park and Spray Park just a half mile away)

