

Edgewood,  
WA

# Bella Ridge

Magnificent Custom View Home Sites



Home Sites Status		
Lot #	MLS#	Price
1	SOLD	-
2	SOLD	-
3	Tbd	\$100,000
9	Tbd	\$130,000
10	Tbd	\$120,000
11	Tbd	\$120,000
12	Tbd	\$130,000
13	Tbd	\$125,000
14	Tbd	\$140,000
15	Tbd	\$140,000
16	Tbd	\$140,000
17	919706	\$125,000
18	Pending	-
19	Pending	-
20	SOLD	-
21	SOLD	-

- ◆ 21 lot community
- ◆ .56 - 94 acre sites
- ◆ Incredible Mt Rainier & Puyallup Valley
- ◆ Paved street with sidewalks
- ◆ Underground utilities
- ◆ 4 bdrm septic designs, community drainfield
- ◆ Sumner School District
- ◆ Great location with easy access to freeways

For More Information, please contact:

Doug Walker 253.370.1690 or Pat Smith 425.260.3691

**John L. Scott**  
REAL ESTATE

Last Updated 5/3/16

# The Aspen

Total Living Size: 2,663 sf.

The Aspen plan is a single level rambler with classic architecture and elegant details throughout. You are greeted to a foyer in the round. Beautifully curved walls with entrances to the study to the left and access to the 3 car garage to the right. The home opens up to a comfortable open concept family room and kitchen. The spacious island is perfect for those cozy dinner parties! Enjoy a large master suite appointed with a large walk-in dressing room and 5 piece master bath. The home also features 2 additional bedrooms, a very functional laundry, luxury dining room and outdoor living space.



PreSale Opportunity

Call For Details

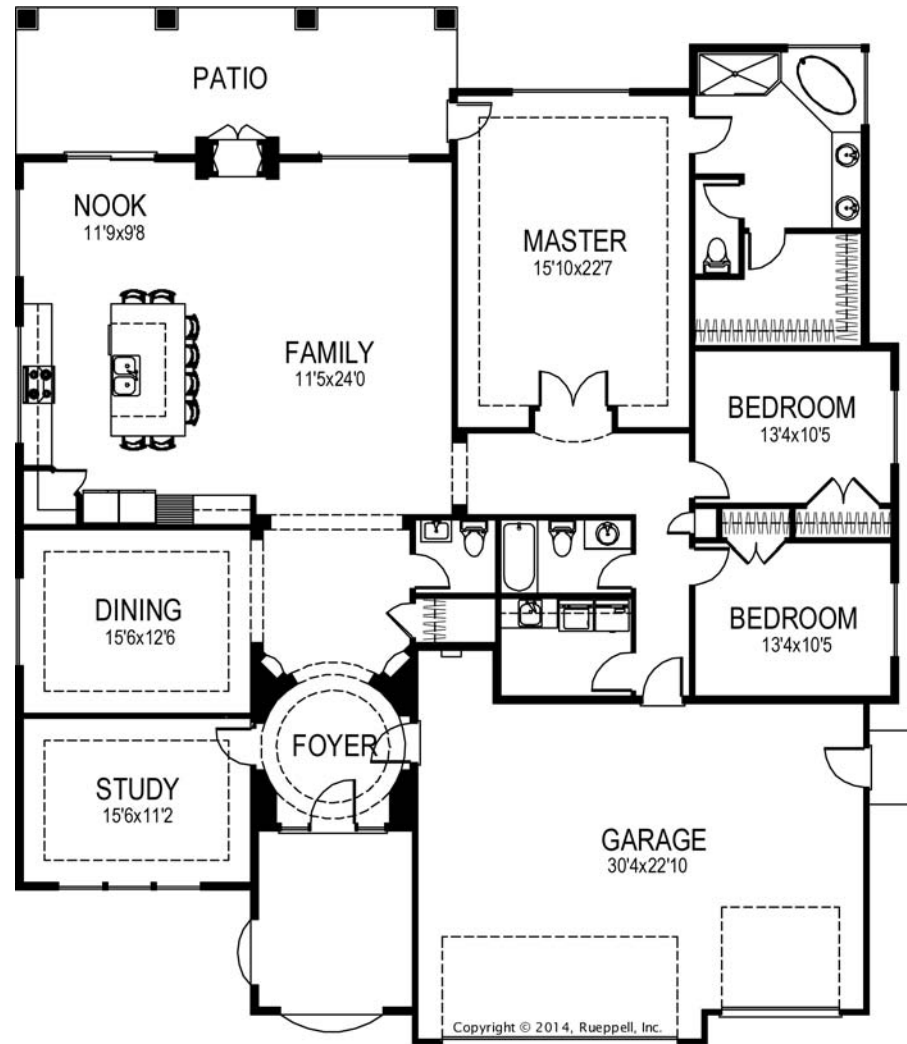
PLEASE CALL LISTING AGENT FOR MORE INFORMATION

DOUG WALKER (253) 370.1690

eMail: [doug@newhomesforyou.com](mailto:doug@newhomesforyou.com)

**John L. Scott**  
REAL ESTATE

## MAIN LEVEL



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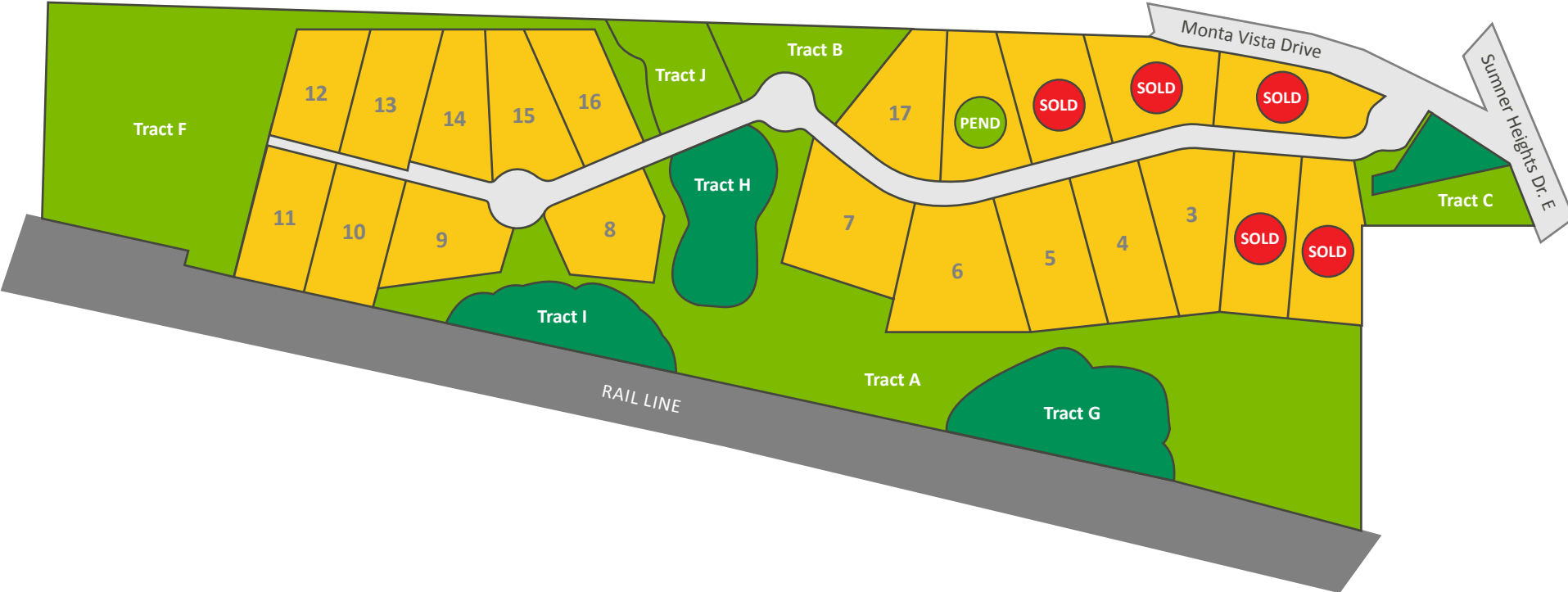


# Community Map

Bella Ridge . Edgewood, Washington

**Driving Directions:** South on 122nd Ave in Edgewood onto Monta Vista Drive (community on the right), or, West Valley Hwy, stay left onto Summer Heights Dr., stay left onto Monta Vista Dr (community on the left).

Last Updated: March 5, 2016



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# Standard Features

## Bella Ridge . Edgewood, Washington

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### Interior Amenities

- Spindle Railing per plan with stained handrail
- Hardwood Floors at Entry, Hall, Kitchen, & Powder (tile floor in powder if room includes shower)
- Crown Molding with rope accent lighting in dining
- Interior step lights with photo cell & stair skirt
- Phone & cable jacks in all bedrooms
- Phone jack at kitchen & study
- Cable at kitchen, study, family/great room, & bonus
- Painted millwork & paneled doors
- 3" door & window casing / oversized base
- Crown molding at formal coffer
- Chair rail in select formal areas
- Coordinating brushed nickel finish hardware
- Gas fireplace with tile surround: per plan
- Wood wrapped windows on main floor
- Utility sink and cabinets in laundry room
- Motion triggered toe kick light at master vanity
- Tile in main upper bath at floor, countertop & backsplash
- Tile in master bath at floor, tub, shower, countertop & backsplash

### Gourmet Kitchens

- 42" upper cabinets with crown molding
- 3cm slab granite counters with full tile backsplash
- Recessed can lighting
- Stainless steel gas appliances
- Under cabinet lighting
- Undermount stainless double bowl sink
- Refrigerator nook plumbed for ice maker

### Exterior Features

- Exposed aggregate 20' driveway with sidewalks to front door: per plan
- Exposed aggregate porches and oversized rear patio
- Front landscaping with sprinkler system
- Hose bibs on front and rear of home
- Hardi-Plank® siding with 25 year manufacture warranty
- Stone or shake accent on front elevation
- Insulated garage door
- Interior garage drywall
- Garage side access door with porch light: per plan
- All exterior decks & covered patios: per plan
- Covered porch soffit with pine tongue & groove paneling
- Matching sidelights at front door: per plan
- Freezer plug available in garage
- Screens on all opening windows
- Waterproof electrical outlet in front & rear of home
- Florescent lighting in garage

### Superior Construction & Service

- Pre-wired for air-conditioning
- Pre-wired for security system: 3 doors, 1 motion sensor, 2 keypads
- 6" gutters
- 2x6 construction / walls 16" on center
- 30 year laminated composite shingle roof warranty
- Gas furnace
- Tankless hot water system
- Energy efficient vinyl windows with grids
- 2-10 Home Buyers Warranty



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