



**WILLIAM E. BUCHAN, INC.**  
2630 116th Avenue NE  
Suite 100  
Bellevue, WA 98004

[www.buchanhomes.com](http://www.buchanhomes.com)



*Chestnut  
Estates*

## HOME FEATURES...

### EXTERIOR FEATURES...

- Homes are carefully positioned to best utilize the property and create an attractive neighborhood.
- Custom designed elevations with cultured stone details, per plan.
- Custom designed millwork around the exterior of the entry door and T & G cedar lined Entry soffits.
- Exterior paint color patterns which compliment surrounding homes.
- Exposed aggregate front walk and driveway.
- Exposed aggregate rear patio with custom build patio cover.
- Professionally landscaped front and rear yards with automatic irrigation.
- Outdoor Covered entertainment area.
- Side and rear yard fencing with 2 gates.
- Steel raised panel roll-up garage doors with decorative window lites, per plan.
- Electric garage door opener with 2 remotes.

### AS YOU ENTER...

- Oil rubbed bronze thumb latch door hardware.
- Double entry full pane deco glass doors with deco transom to match.
- Custom millwork includes painted custom built chair rail, crown molding, 6 7/8" baseboard and stained base shoe.
- Decorator chandelier.
- 6" hardwood floors.
- Hand-crafted staircase with wrought iron balusters and custom newel posts.

### IN THE DINING ROOM...

- Painted millwork includes custom built chair rail, crown molding, 6 7/8" baseboard and custom window trim detail.
- Coffered ceiling with additional painted crown molding.
- 6" hardwood floors per plan.
- Decorative dining room chandelier.

### IN THE DEN...

- 10 lite entry doors.

- Painted millwork includes wainscot, crown molding, 6 7/8" baseboard and custom window trim detail with cabinet and bookcases.

### IN THE POWDER ROOM...

- Custom cabinetry with Quartz slab countertop and OG self edge.
- Decorator under mounted sink with Kohler style faucet.
- Custom Frameless raised panel white painted with Chocolate Glaze cabinetry.
- Painted millwork includes crown molding, backsplash chair rail detail and 6 7/8" baseboard with stained base shoe.
- 6" hardwood floors per plan.

### IN THE KITCHEN...

- Custom Frameless raised panel cabinetry.
- Stained Island, "Kaffe" with Chocolate Glaze.
- Veggie sink in island.
- White painted or stained with Chocolate Glaze Kitchen perimeter cabinets.
- Hidden hinges & oil rubbed bronze pulls and crown-shelf moulding.
- Soft touch closing drawers and cabinet doors.
- Under counter lights.
- Slab granite countertops include OG or beveled self edge and custom decorator tile backsplash.
- 6" hardwood floors.
- Custom designed islands with breakfast bar seating and slab granite countertops.
- Kohler Tone Smart Divide kitchen sink with color to match granite.
- Grohe pullout chrome faucet.
- Wolf 48" six burner range with two ovens below.
- ASKO commercial style dish washer.
- Wolf professional series built in microwave.
- Sub-Zero professional series 42" refrigerator.
- Stained crown molding, window casings and 6 7/8" baseboards.
- Pendant lighting over Kitchen Island.



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- Walk-in pantries, per plan.

### IN THE GREAT ROOM...

- Gas fireplace with raised cultured stone hearth and wood mantle.
- Custom built-in bookcase/media center.
- Stained millwork package includes crown molding, panel over fireplace, window casings and 6 7/8" baseboards.
- 6" hardwood floors.

### IN THE LAUNDRY ROOM...

- Custom lower Frameless cabinet with laundry sinks.
- Proflo chrome pull out sprayer faucet.
- Recessed hookup for dryer vent and washing machine drain.
- Designer tile flooring and counter tops.

### IN THE 2ND AND/OR 3RD BATHROOM...

- Custom Frameless cabinetry with dual sinks, per plan.
- Tile countertop with tile self edge and custom decorator tile back splash.
- Grohe plumbing fixtures.
- Designer tile flooring.

### IN THE MASTER BEDROOM SUITE...

- Raised or coffered ceiling with crown molding, per plan.
- Painted millwork includes crown molding, 6 7/8" baseboard and custom window trim.
- Fireplace with custom millwork and cabinets with book shelves and wiring for TV over fireplace.
- Private bath/dressing area with double vanities.
- Custom Frameless raised panel white painted with Chocolate Glaze cabinetry.
- Kohler style brushed nickel faucets and towel bar.
- Plate glass mirror with custom millwork surround and twin light fixtures.
- Quartz slab countertops with OG self edge and chair rail backsplash detail.
- Luxurious soaking tub with tile platform and back-splash.

- Heated master bath floors.
- Deco tile floors with decorator tile accents.
- Separate shower stall with double shower heads, custom frame less glass door and tile walls.
- Separate toilet room with deco tile floor.
- Walk-in closet with shelving and organizers.

### CONSTRUCTION FEATURES...

- 2x6 exterior double wall construction with R-21 insulation and R-49 attic insulation.
- Plywood subfloors with silent floor system on second floor with 14" TJI's on 16" centers.
- Main level floor framing has 2x8's on 16" centers.
- Smooth-wall interior finish drywall.
- Laminated Shingle 50 year roofing.
- Energy efficient Low E vinyl Weathervane windows with window screens.
- Security system with monitoring available.
- Speakers in Great room.
- Structured wiring interface for local area network, telephone and cable.
- Garage has compacted sub grade, drilled stub steel into foundation walls. Rebar is used throughout the garage slab.
- Rehau Plumbing System with solid brass fittings including copper manifolds at plumbing connections inside walls and behind cabinets.
- Copper is used for hot water relief lines.
- Home framing is dried to a maximum of 12% relative humidity prior to sheetrock stage.
- Return air supplies for the furnace are fully ducted and sealed with mastic.
- Air conditioning ready.
- Solid core interior doors.
- Hot water recirculating pump.
- Garage is double coated and painted.
- Outlet for electric car.