



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

www.buchanhomes.com



STRATFORD

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.
- Hardiplank siding with a 5" reveal for a more pleasing appearance including decorative architectural trim details.
- 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.
- Professionally landscaped front and rear yards with automatic irrigation.
- Side and rear yard fencing with 2 gates.
- Steel raised panel roll-up garage doors with decorative window lites, per plan.
- Electric garage door openers with 2 remotes.
- Covered patios or decks for outdoor living.
- BBQ gas stub out on patio.

AS YOU ENTER...

- Black finish thumb latch door hardware.
- Contemporary door with Glass Lite.
- Custom millwork which includes extended sills and custom wood trim, 7" baseboard and stained base shoe.
- Decorator chandelier per plan.
- 6" wide plank hardwood floors.
- Steel open rails at the staircase.

IN THE DINING ROOM...

- Painted millwork includes 7" baseboard and custom window trim detail.
- 6" wide plank hardwood floors per plan.
- Decorative dining room chandelier.

IN THE DEN...

- Store door with glass panel.
- Painted millwork includes 7" base board and custom window trim detail.

IN THE POWDER ROOM...

- Custom Frameless countertop.
- Ceramic tile countertop with tile self-edge and custom decorator tile back splash.
- Grohe plumbing fixtures.
- Painted millwork includes 7" baseboard with stained base shoe.
- 6" wide plank hardwood floors.

IN THE KITCHEN...

- Custom Frameless cabinetry with hidden hinges & Black Finish pulls and crown-shelf moulding.
- Slab Quartz countertops include beveled self-edge and custom decorator tile backsplash.
- 6" wide plank hardwood floors.
- Custom designed islands with breakfast bar seating and slab Quartz countertops.
- Single bowl stainless steel kitchen sink.
- Grohe pullout single handle chrome faucet.
- Viking 36" 6 Burner range with Chimney style hood.
- Viking stainless steel built-in microwave with trim kit.
- Viking stainless steel dishwasher.
- Window casings and 7" baseboards.
- Pendant lighting over Kitchen Island.
- Walk-in pantries, per plan.
- Under cabinet lighting.
- Soft close cabinet doors and drawers.
- Refrigerator space pre plumbed for ice maker.



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HOME FEATURES...

IN THE GREAT ROOM...

- Gas Fireplace and wood mantle.
- Painted millwork package includes extended sill window casings and 7" baseboards.

IN THE LAUNDRY ROOM...

- Custom lower Frameless cabinet with laundry sinks.
- Proflo chrome pull out sprayer faucet.
- Recessed hookup for washing machine drain and hose.
- Durable vinyl flooring.

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

- Custom Frameless cabinetry with dual sinks, per plan.
- Soft touch cabinet doors and drawers.
- Ceramic tile countertop with tile self edge and custom decorator tile back splash.
- Grohe plumbing fixtures.
- Designer tile flooring.

IN THE MASTER BEDROOM SUITE...

- Painted millwork includes 7" baseboard and custom window trim.
- Private bath/dressing area with double vanities and custom frameless cabinetry.
- Soft touch cabinet doors and drawers.
- Grohe Chrome faucets and chrome towel bar.
- Plate glass mirror with custom millwork surround and twin light fixtures installed.
- Quartz slab countertops with under mounted sinks.
- Luxurious free standing soaking tub.
- Ceramic tile floors.

- Separate shower stall with tile floor, custom glass door and ceramic tile walls.
- Separate toilet room with ceramic tile floor.
- Walk-in closet with closet system.

CONSTRUCTION FEATURES...

- 2x6 exterior wall construction with R-21 insulation and R-38 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 roofing.
- Tankless/on demand water heater for energy efficiency.
- Energy Star package York natural gas forced air furnace with a 95% AFUE rating.
- Energy efficient Low E vinyl windows with window screens.
- Security system with monitoring available.
- Structured wiring interface for local area network, telephone and cable TV with Quad Shielded RG6 cable and CAT-6 Data lines.
- 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.
- Electric vehicle charging station prewire.