

FLORA FARMHOUSE SPECIFICATIONS AND FINISHES

6610 FLORA AVE S., SEATTLE, WA 98108

4 Bedrooms + Bonus Room/2.5 bathrooms | 5-Star Built Green & Designed for Net Zero Living

Structure and Systems:

- Custom-style built by award-winning Dwell Development
- Thick framed uber insulated walls
- Added insulation for 5-Star Built Green certification
- Heat Recovery Ventilation System (HRV)
- High efficiency water heater
- Multi-zone ductless mini split heating & cooling system
- High-performance triple glazed Prime windows
- Extra-thick insulated slab foundation
- Pre-wired for solar panels
- Exterior weatherproof fluid applied barrier system

Siding and Exterior:

- James Hardie siding and reclaimed wood rainscreen
- TPO and Composition roofing system
- Healthful and Sustainable building practices
- Optimum indoor-outdoor flow
- Multiple sets of over-size glass doors
- Entertainment patios
- Large open air deck with Zometek decking surface
- Professionally landscaped with new cedar fence
- Grassy yards with play and pet-focused areas
- Convenient alley access to a large 2-car garage with privacy glass

Electrical and Plumbing

- Inclusive Bosch Matte Black Energy Star appliance package
- Chef inspired induction cooking
- Pre-wired for Kirio smart home automation system Wireless
- SimpliSafe wireless security system
- Pre-wired for electric vehicle plug
- WaterSense toilets

FloraFarmhouse.com | MLS 1568710

Dwell Development is a design and build Firm. Prices, floor plans, features, colors, mechanicals, components and square footages are subject to modifications and changes at any time. Buyers and their agents are encouraged to investigate to their satisfaction and cannot rely on information provided in this handout.

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Windermere Real Estate Co.

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Grohe WaterSense plumbing fixtures
Spa Shower faucets
Deep soaking tubs
5-piece master bathroom with heated floors
4-piece guest bathroom
Main floor powder room
Matteo Collection light fixtures with LED lamps
Hot and cold water hose bibs

Interior Finishes

Slab solid wood doors individually painted in Caviar
Solid Oak hardwood floors sustainably harvested and FSC certified
Polished concrete floors on the main level
Bellmont cabinets with soft close hinges
Honed slab Carrara marble counter tops
Large slab Carrara marble island top
Custom clover pattern metal inserts in upper cabinets
Luxe Statements Tile in all bathrooms and kitchen
Custom Shiplap accents in kitchen and powder room
Hand-crafted floating shelves
Closet organizational systems
No VOC paints and stains, and no carpet
Custom fabricated raw-steel stair railings and stair screen
Front entry foyer with coat closet

General

4 upper floor bedrooms including Master suite
2nd floor bonus room
Full-size laundry room with washer/dryer and sink
Over-size windows for natural light
Lofted ceilings and volume
Spacious open flexible floor plan
Designed in collaboration with Alloy Design Group
2-10 Builder Backed Service Program/Warranty

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