



BERRYWOODS



1,998 Square Feet
for only
\$256,900

4 Bedrooms
2.5 Bathrooms
2-Car Garage

Homesite #2082

7809 87th Avenue NE | Marysville, WA 98270



Artist's rendering does not reflect color or exterior choices and is used for demonstration only.

Plan 2075 B

For More Information, Contact:

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QUADRANT HOMES

MORE HOUSE. LESS MONEY.

www.quadranthomes.com/berrywoods

Homesite 2082**Structural and Construction**

Engineered "I" joist floor system on first floor
 Engineered floor truss system on second floor
 Engineered roof truss system
 Dimensionally stable and environmentally friendly finger-jointed studs
 10-year structural warranty
 Daily on-site supervision of home
 Key quality checks completed during construction
 Complete homeowner orientation
 Complete furnace cleaning and thorough air duct flush prior to move in

Energy Efficiency

Energy efficient gas furnace
 Programmable digital thermostat
 Energy efficient 50-gallon electric water heater
 Attic insulation of R-38
 Exterior wall insulation of R-21
 Crawl space insulation of R-30
 6mm polyethylene vapor barrier in crawl space
 Tyvek house wrap and weather protection system
 Insulated exterior fiberglass doors
 Energy efficient double pane vinyl windows with lower emissivity glass
 Low consumption (1.5 gallons p/flush) toilets

Kitchen and Bath

Oak cabinets
 Laminate countertops with integral backsplash and no drip edge
 Stainless steel 2-bowl kitchen sink
 1/3 hp garbage disposal
 Whirlpool Gold electric range, microhood and dishwasher
 Recessed can lighting in kitchen
 Lasco fiberglass tub and shower units with Delta pressure-balanced tub/shower valve
 Darsey shower and soaker tub in master bath
 Double vanity in master bath
 Vanity mirrors
 Satin nickel towel bars and toilet paper dispensers

Interior

Mohawk carpeting - recycled content
 Laminate flooring at entry and kitchen
 Light orange-peel textured walls and ceilings
 Sherwin Williams interior latex paint
 8-foot ceilings throughout
 2 1/4" embossed Colonial millwork
 Satin nickel interior door hardware
 Hard-wired smoke detectors
 Cat-5 Home Run Telephone
 RG6 Home Run cable
 GFI protected outlets in baths, kitchen and garage
 Ventilated wire shelving in closets

Exterior

30 year, 3-tab composition shingles
 Low maintenance vinyl siding and trim
 Seamless aluminum gutters and downspouts to storm drainage system
 Poured concrete driveway, porch, walks and stoop with exposed aggregate finish
 Sodded front yard with plants and bark
 Painted raised panel steel garage door and opener
 Frost-proof hose bibs (side & rear)
 Two weatherproof electrical outlets
 6' rear sliding glass

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