

Rush Lifestyles Homes stand for **RUGGED, EFFICIENT, AFFORDABLE** designs that don't sacrifice quality. Prairie Oaks homes fit the PNW LIFESTYLE, offer standard features you care about, that can be personalized to fit who **YOU** are.

Neighborhood Amenities

- New homes in Picturesque Tacoma/Frederickson location with peekaboo views of Mt Rainer.
- HOA maintained front yards preserve curb appeal
- Well-designed streets-cafes, lighting and landscape throughout common areas to ensure long term community appeal (HOA managed)
- Designer selected cladding and exterior color palettes preserve balance and consistency
- 10 year home warranty for every new Rush home



Home Exteriors

- Fully landscaped front yards include WiFi controlled irrigation systems
- Fully fenced & Landscaped backyards (sod/bark)
- Hardie siding that stands up to PNW weather
- Exterior trim on all window and doors
- Covered outdoor living spaces with Patio per plan
- Exposed aggregate driveway, porch and patios
- Two frost free exterior hose bibs
- Two convenient waterproof exterior power outlets
- Limited lifetime warranted roof shingles
- Windows with limited lifetime warranty and screens for every operable window



Home Interiors

- Modern 2-panel painted doors throughout
- Millwork expertly site finished, doors, stairs and flooring including 3" base throughout the house
- Extensive use of windows to maximize natural light
- Linear Electric Fireplace
- Durable scratch resistant plank style Laminate flooring on main floor living area. (excludes Home Office)
- Plush carpet & 6 lb pad in carpeted areas (per plan)
- High-end iron rail stairway per plan
- Closets include wire shelf systems
- 2" Faux Wood White Cordless Blinds

Standard Features Continued ...



Technology & Energy Efficiency

- Central media panel for easy home connectivity
- Dedicated WiFi access point for extended home Internet reach (via Internet provider)
- CAT6 network jacks throughout (Great Room, Den & All Bedrooms)
- Furnaces will be electric, and are located in conditioned space to further improve efficiency
- Heat pump for energy efficient heating and cooling
- WiFi programmable thermostat
- Automated whole home ventilation system for reduced humidity and supply fresh air to the home.
- Garage is prewired for Electric Vehicle charger



Kitchens

- High-end Belmont cabinetry with modern recessed front panels, upper crown moldings & designer pulls, soft close doors & drawers, solid dovetail construction, hidden hinges and beautiful finishes
- Tall 40" upper cabinets offer extra storage, optional under cabinet LED lighting available
- 3cm Quartz counter with Full Height Subway tile backsplash
- Large stainless steel under-mount sink with convenient pull-out faucet
- Samsung Stainless Steel appliance package: 30" gas five-burner range with microhood microwave, dishwasher
- Oversized 3cm Quartz island w/eating bar (per plan)



Owners Suite & Bathrooms

- Belmont cabinetry soft close doors & drawers, solid dovetail construction and hidden hinges
- Tile counter & backsplash in all baths
- Modern Chrome fixtures and faucets
- Large Owners suite Fiberglass shower stall with seat, to keep cleaning easy. Large slide in tub (per plan)

