



**MORNINGVIEW
ESTATES**

IN SUNRISE IN SOUTH HILL, PUYALLUP



**COMMUNITY
INVENTORY**

Last Opportunity. Don't Miss Out!



Mt. Rainier and Valley Views!

LOT#	ADDRESS	STYLE/ SQ. FT.	FEATURES	PRICE	%COMP.	MLS#	STATUS
1	16620 140th Ave. E	2-Story/ 3,270 sf.	4+ Beds/ Bonus/ Den/ 3-Car	\$649,950	100%	1120359	MOVE IN READY
5	16629 140th Ave. E	TBD	~	~	0%	~	SOLD
8/9	16621 140th Ave. E	2-Story/ 4,184 sf.	4 Beds/ 3.5 Baths/ 3-Car	~	100%	~	SOLD
10	16611 140th Ave. E	TBD	TBD	~	0%	~	PENDING

LAST UPDATED: August 10, 2017

Driving Directions to Morningview Estates

From WA-161 S/South Meridian, turn Left on 152nd Street E. Right onto 122nd Ave. E and then Left onto Sunrise Parkway E. Road changes to 134th Avenue E, turn Left onto 168th Street E. Morningview at the end on the Left.



FOR SALES INFORMATION

Bill Riley
(253) 686-0654
or briley@govista.net



CUSTOM FINANCING OPPORTUNITIES

Andrew Gray, Sales Manager
at **(206) 403-6008** or
andrewg@fairwaymc.com



Fairway Independent Mortgage Corp. is an Equal Housing Opportunity Lender. Call your loan officer for details. Restrictions apply. NWLS ID: 300555

*Lender will contribute up to **\$3,500** toward buyer's closing costs!*



Photo renderings are for illustrative purposes only. Builder reserves the right to make modifications and changes to prices, floorplans, interior/exterior design, materials and specifications at any time without prior notice and/or obligation.

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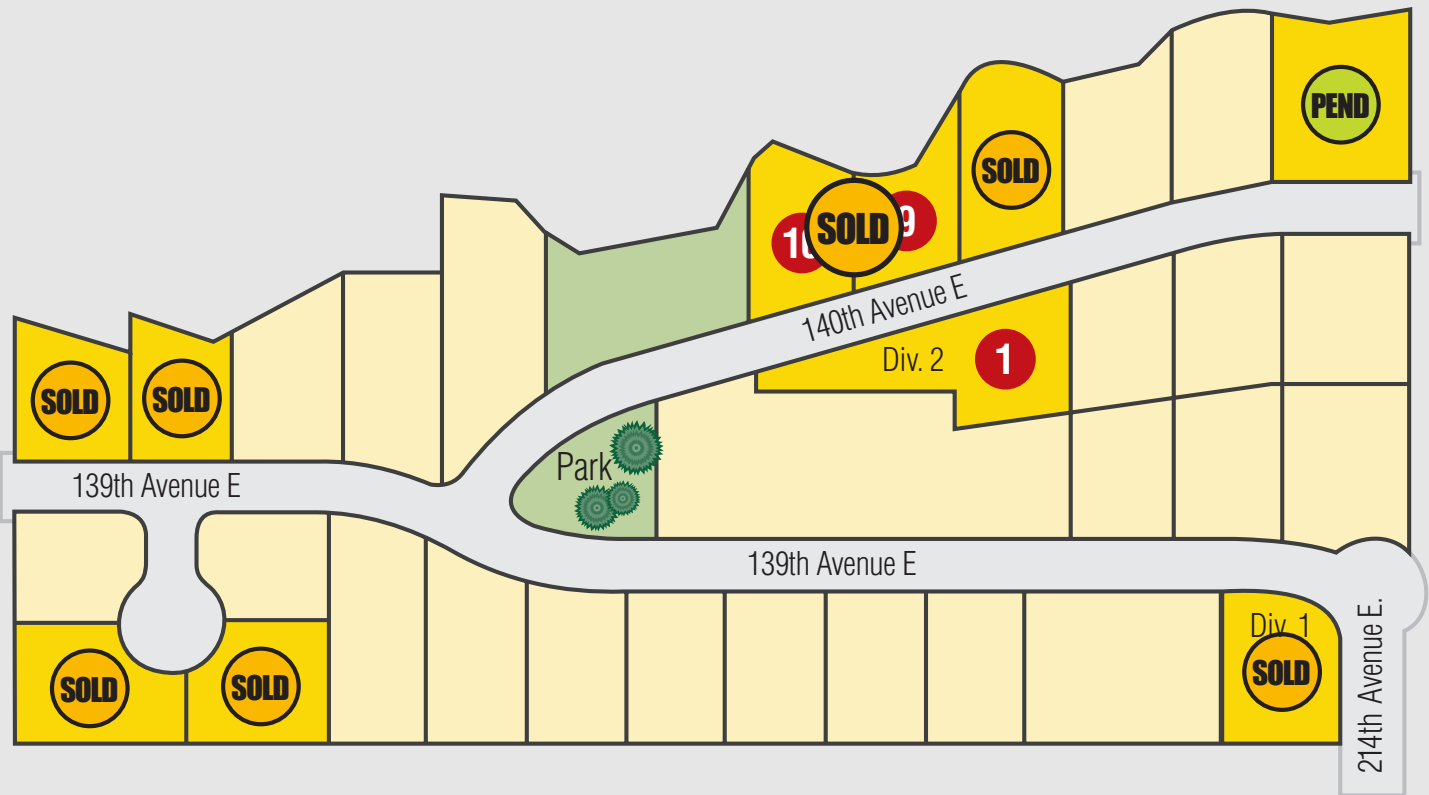


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**COMMUNITY
PLAT MAP**



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STANDARD FEATURES

Stylish Exteriors

- Tile Roof
- Lap Siding on all Sides of Exterior Dwelling
- Custom Built Aluminum Window Screens on All Opening Windows
- Stone Accents
- Professionally Landscaped Front & Back Yards with Sod & Shrubbery
- Sprinkler Systems
- 2 Exterior Water Faucets
- 2 Exterior Electrical Outlets

Well Thought Out Interiors

- Hardwood Flooring in Entry, Kitchen, Nook, Downstairs Hallway & Powder Room
- Mudroom with Built-Ins
- Seasonal Closets
- Butler's Pantry
- Huge Walk-In Closet in Master with Opening Windows
- Ceiling Fans
- Carpeting in Major Living Area's
- Rounded Corners on Main Level Living Areas
- Wood Wrapped Windows in Formal Areas
- 9' Ceilings on Main Floor & Coffered Ceilings (where applicable)
- Light Orange Peel Texture on Walls with Warm Interior Colors
- 4 or 6 Panel White Doors with White Millwork
- Wood Staircase with Wrought Iron Spindles
- Custom Upgraded Light & Hardware Packages
- High Tech Cable Outlets & Phone Jacks in 4 Locations

Bathrooms

- 5 Piece Master Bath includes Soaking Tub with Tile Deck, Tile Countertops, & Backsplash, Walk-in Shower, and separate vanity sinks.

Exteriors

- Expansive Windows Throughout to Showcase Amazing Views
- Covered Deck for Entertainment with Ceiling Fan

Kitchen Features

- Custom Cabinets
- Slab Granite Countertops & Full Height Tile Backsplash in Kitchen
- Island with Slab Granite Countertops
- Garbage Disposal 1/3 HP
- Plumbed for Ice Maker
- Stainless Dishwasher
- Stainless Microwave
- Gas Range & Wall Oven

Energy & Safety Features

- Hardwired Smoke Detectors Throughout Home
- R-30 Insulation Ceilings & R-49 Insulation in Flat Ceilings
- R-21 Insulation in 2" X 6" Wall Construction
- R-30 Insulation under Flooring
- York 95% Forced Air Gas Furnace with a 7 Day Programmable Electric Thermostat
- Gas Log Fireplace FM1 36" Cottage Direct Vent with Tile Surround & Wood Mantle (wired for blower)
- Laundry Room with Sink
- 10 Year Home Warranty
- Air Conditioning

Garages

- Automatic Garage Door Opener with Remote
- Keyless entry

Community Info

- Parks
- Gated Community
- Puyallup Schools

Note: In an effort to continually improve our plans and designs, we reserve the right to change features, plans, prices and specifications without notice. Floorplans and elevations are artists renderings and are used for marketing purposes only.

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— ATTENTION HOME BUYERS —
YOUR DREAM HOME IS READY
Presenting Elegance with a View

**A MUST SEE HOME.
 MOVE IN READY.**

\$649,950



A Spectacular View Property with Tons of Charm & Detail

16620 140TH AVENUE EAST . PUYALLUP / MLS# 1120359 / PRICE: **\$649,950**

AT A GLANCE

- 3,270 total living square feet
- 4 bedroom + bonus/5th bedroom + den/6th bedroom
- Covered outdoor patio w/ stone fireplace
- Open kitchen with quartz, farmhouse sink, stainless appliances and walk-in prep-pantry
- Space for a large farm table in nook
- Relaxing rain shower & free standing master tub
- Luscious laundry with cabinets, sink & opening window
- Shiplap, Barn doors and more!

HOME DETAILS

This remarkable 3,270 sq. ft. estate home comes complete with up to 6 bedrooms, 2.75 baths and dramatic open spaces making this home a real standout. Immaculate chef's kitchen features Pental Quartz countertops, walk-in prep pantry, a fireclay farmhouse sink, and an oversized island framed by the elegant linear chandelier in the dining area. Great Room boasts wood wrapped and trimmed fireplace with easy access to the spectacular outdoor living area just beyond. Comfortable den (or guest suite) and designer powder room finish the main level. Upstairs light filled master suite showcases spacious walk-in closet, enter the master bath through the double sliding barn doors featuring a fully tiled shower and free standing tub, perfect for relaxing. Furniture style master vanity with Pental Quartz countertop completes this sumptuous ensuite. A perfect mix of warmth, style and taste complete this superb home.



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