

## Summer View – Landing Page Spec Sheet

PROJECT OVERVIEW	
<b>Project Name:</b>	Summer View Town Homes
<b>Location/Address:</b>	17510 13 <sup>th</sup> Ave E – 17522 13 <sup>th</sup> Ave E, Spanaway, WA 98387
<b>Total Number of Units:</b>	35
<b>Project Type:</b>	Residential Town Homes
UNIT DETAILS	
<b>Square Footage Range:</b>	All 35 units will be 1,389 sq ft
<b>Bedrooms/Bathrooms:</b>	3-bedrooms/3-bathrooms
<b>Stories:</b>	3
<b>Garage:</b>	2-Car Attached
<b>Standard Features:</b>	<ol style="list-style-type: none"> <li>1. (3) wireless access points (one on each level)</li> <li>2. Added insulation for sound dampening between levels</li> <li>3. MYQ wi-fi Secure View™ Ultra-Quiet Belt Drive Smart Opener with Camera wrap around LED Lighting (can view interior of garage anytime via built in camera in garage opener motor when connected to app.)</li> <li>4. Upgraded Timber Tech/Azek composite decking with hidden fasteners</li> <li>5. Sherwin Williams paint (will get the exterior and interior info)</li> <li>6. IKO Cambridge Architectural roof shingles</li> <li>7. Belmont Cabinets</li> <li>8. Tiled shower surrounds in all primary bathrooms</li> </ol>
<b>Available Upgrades:</b>	<ol style="list-style-type: none"> <li>1. Electric Fireplace</li> <li>2. Blinds</li> <li>3. Stacked Washer/Dryer that has center controls</li> <li>4. (2) garage door opener key fobs in addition to the (2) visor clip garage door openers</li> <li>5. T&amp;G millwork cover over the electrical breaker panel</li> </ol>
COMMUNITY & LOCATION HIGHLIGHTS	
<b>Nearby Schools:</b>	Camas Prairie Elementary, Evergreen Elementary, Cedarcrest Middle School, Spanaway Lake High School, Cascade Christian
<b>Nearby Amenities:</b>	Shopping, restaurants, Spanaway Park, Sprinkler Rec Center, Spanaway Lake, Churches, JBLM (close to the McChord East Gate)

<b>Community Features:</b>	HOA, Common Areas: Mailbox Structure, Storm water facilities, Driveways/Isles and landscaping
<b>HOA Fees:</b>	Initiation Fee \$500, Initial Assessment \$500 (paid at closing, Partial reimbursement to builder \$200 (paid at closing), Annual HOA dues are estimated to be around \$1200 (\$100 a month), this number can change once everything is finalized. HOA dues will cover: Garbage, road maintenance, electricity for community lights, common area maintenance.
<b>TARGET BUYER</b>	
<b>Why This Location:</b>	Major employers/companies with operations or facilities in the Frederickson, WA area: <ul style="list-style-type: none"> <li>• Boeing (fabrication/airframe components)</li> <li>• Toray Composites (advanced materials/manufacturing)</li> <li>• James Hardie (building materials/fiber cement)</li> <li>• Medallion Foods (food manufacturing/processing)</li> <li>• LeMay Enterprises (waste management/logistics)</li> <li>• Harbor Freight (distribution/warehouse at FRED 310 area)</li> <li>• IKEA (regional distribution/warehouse tenants in the industrial center)</li> <li>• Whirlpool (regional warehouse/logistics tenants)</li> </ul>
<b>Who Is This Home For:</b>	Military, First Time Home Buyers, Buyers seeking value, New Construction Buyers
<b>Key Buyer Pain Points We Solve:</b>	It's a turn-key, low-maintenance collection of new-construction townhomes offering affordable entry-market pricing — the perfect place to start your homeownership journey.
<b>PURCHASE PROCESS &amp; TIMELINE</b>	
<b>How Does the Buying Process Work?</b>	<p>The home buying process starts with getting preapproved through our preferred lender, which is required. However, buyers are still welcome to use the lender of their choice for financing. From there, you'll work with our site agent to determine which unit best fits your needs. Once you've selected a home, our site agent—or your buyer's agent, if you have one—will prepare and submit the offer on your behalf. After the offer is accepted, the lender and escrow team will work with all parties through the closing process until the sale is complete.</p> <p>We have a limited collection of 35 townhomes being released in phases, with a great mix of move-in-ready homes and pre-sale opportunities available. Weekend open houses will be held during specific hours, which will be published on all major real estate websites, and private tours are available daily by request. Text 253-606-3275 to schedule.</p>
<b>Pre-Sale/Reservations Available?</b>	Yes, there will be a mix of move-in-ready units and presales. A non-refundable deposit will be required on all presales, which will be applied at closing as part of your downpayment.

<b>PREFERRED LENDER</b>	
<b>Preferred Lender Name:</b>	MasonMac
<b>Lender Contact/Phone:</b>	Tim Williams – 253-222-2025 twilliams@masonmac.com
<b>Lender Website:</b>	www.masonmac.com
<b>Mortgage Calculator:</b>	https://www.masonmac.com/calculators/
<b>ON-SITE PRESENCE</b>	
<b>Model Home/Staged Unit:</b>	17521, Unit A, 13 <sup>th</sup> Ave E, Spanaway, WA 98387
<b>On-Site Agent Name:</b>	Gary Ellis & Mark Johnson
<b>On-Site Agent Phone:</b>	Gary Ellis: 253-302-9913 Mark Johnson: 253-606-3275
<b>On-Site Agent Email:</b>	Gary Ellis: <a href="mailto:g.ellis@kw.com">g.ellis@kw.com</a> Mark Johnson: <a href="mailto:mark@muchbetterhomes.com">mark@muchbetterhomes.com</a>
<b>Sales Center/Site Hours:</b>	Saturday's & Sunday's 12:00pm to 3:00pm ( <i>subject to change</i> )
<b>CONTACT &amp; NEXT STEPS FOR BUYERS</b>	
<b>Primary Contact Name:</b>	Mark Johnson & Gary Ellis
<b>Contact Phone:</b>	Mark Johnson: 253-606-3275 Gary Ellis: 253-302-9913
<b>Contact Email:</b>	Mark Johnson: <a href="mailto:mark@muchbetterhomes.com">mark@muchbetterhomes.com</a> Gary Ellis: <a href="mailto:g.ellis@kw.com">g.ellis@kw.com</a>