



IRVING CONSTRUCTION

4315 Orchard Avenue - Anacortes, WA

Sq Ft 3,200



SCOTT IRVING - 360.293.6354 - www.irvingconstructioncorp.com

Welcome to "The Orchards" in beautiful Anacortes. Irving Construction Corporation is proud to present this craftsman style home in our premier new neighborhood. The featured home was designed and finished to the most exacting standards by our own team of professionals and hand picked subcontractors.

The comfortable open floorplan has a view from just about every room. The Kitchen and Dining Room are connected by a "Butler's Pantry" that has a prep sink and microwave oven.

The Kitchen has raised panel Beechwood cabinets from Huntwood. Kitchen-Aide stainless appliances and granite counters are part of this functional Kitchen. The matching Beech floors continue into the Great Room which features a large stone Fireplace flanked by built-in cabinets and shelving.

The spacious Master Bedroom has its own door to the exterior deck. There are large his and hers custom closets on the way to the Master Bathroom that

features a tile shower and soaking tub finished with Kohler plumbing fixtures.

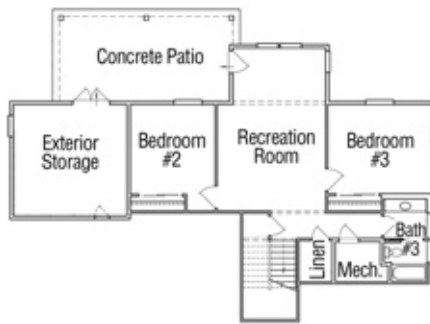
An extra wide and bright stairway invite you down to the game room or extra bedrooms. A 255 square foot shop (or storage) is also on the lower level with a convenient double door to the outside.

This home lives equally well on the outside. A large partially covered deck offers a great view, comfortable entertaining, and you can BBQ year round. The fully landscaped yard has an irrigation system on a timer. That, combined with your ability to adjust the heating system by e-mail, allows for peace of mind even when you are not at home.

The 98% energy efficient 2-zone furnace, tankless water heater and energy star appliances will keep energy costs low.



MAIN LEVEL



LOWER LEVEL



State Highway 20 west to the new roundabout to north on Commercial Avenue to left on 32nd Street to left on H Avenue to right on 41st Street to left on Orchard Avenue.