

# MERCER ISLAND MODERN



## “VARDE” 8448 SE 40TH STREET



### MODERN HOUSE 2

> Sqft.: 3359

> Bed/Bath: 5/4

> Pricing: From Low 2 Ms

> Status: Completion Fall 2017

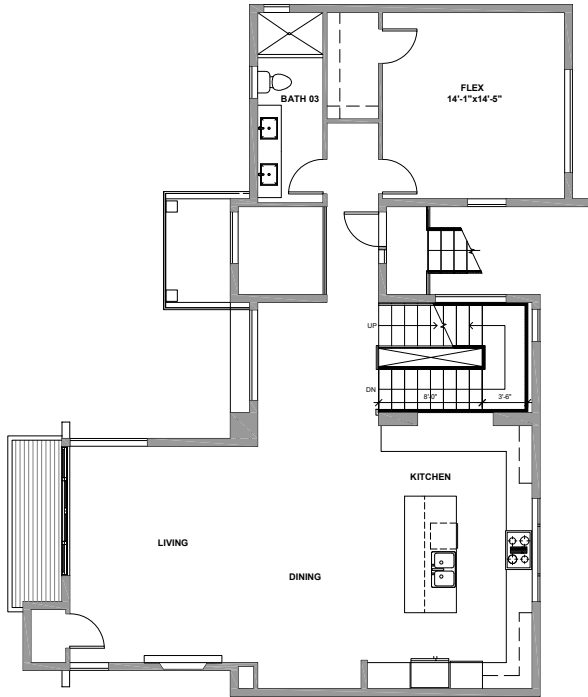
### “Varde”, a strategically designed Exclusive Single Family Home for modern green lifestyles.

This Exclusive Single Family Home features an amazing amount of energy efficiencies, supreme indoor comfort, and healthful air. This generous well-proportioned 3,300+SF home features 5 bedrooms and 4 bathrooms, lots of living space, flex space and a 2 car garage.

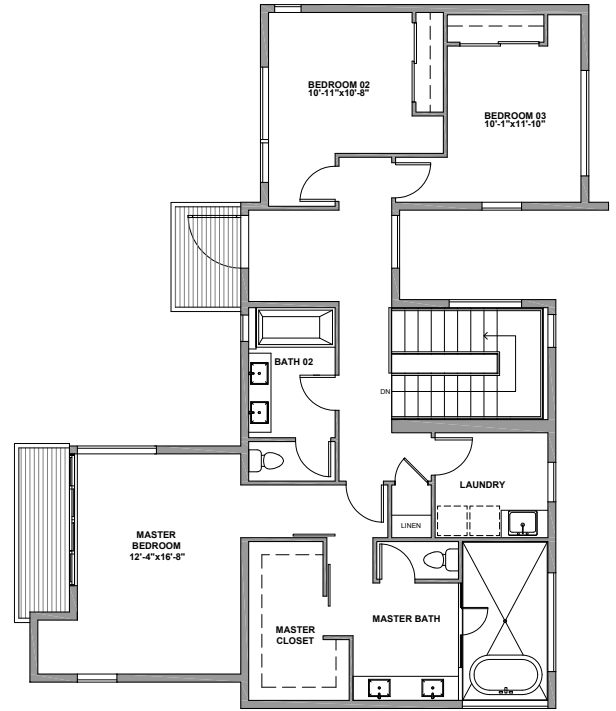
Mercer Island is an ideal community for families and just 15 minutes to Downtown Seattle for an easy commute.

- Targeting 5 Star Built Green Certification
- Prepped for Solar with excellent exposure for solar gain
- Double frame walls packed with insulation for energy savings and sound mitigation
- Heat Recovery Ventilation System
- Efficient multiple head units for heating and cooling
- EnviroDri exterior weather barrier system
- Stylish finishes include upcycled finishes and sustainable building materials
- Solid wood floors and polished concrete
- Clean lines and tons of natural light
- Stainless Steel appliance package
- Super energy efficient for huge savings in utility bills

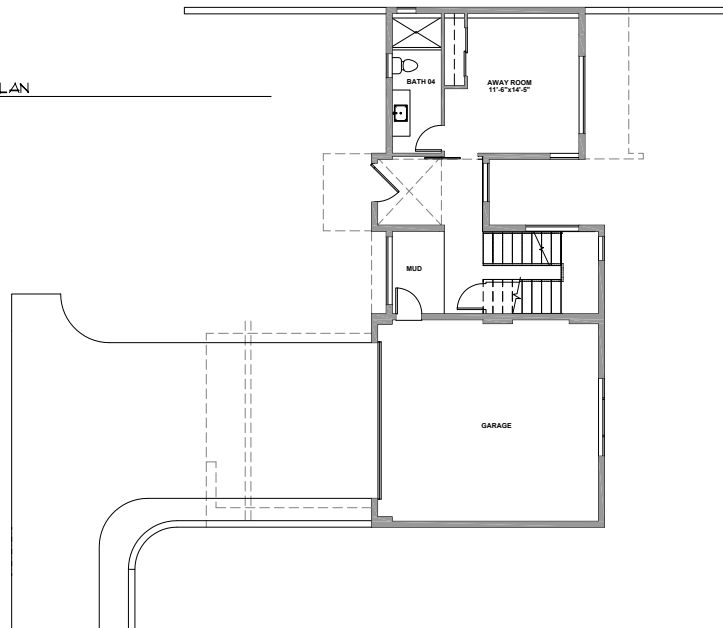
# 8448 SE 40TH STREET



MAIN FLOOR PLAN  
SCALE: 1/4" = 1' - 0"



UPPER FLOOR PLAN  
SCALE: 1/4" = 1' - 0"



LOWER FLOOR PLAN  
SCALE: 1/4" = 1' - 0"



## SALES & INQUIRIES:

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[r2modern.com](http://r2modern.com)



Northwest Investment Builders

*NW Built LLC is a design and build Firm. Prices, incentive offerings, floor plans, features, colors, mechanicals, components and square footages are subject to modifications & changes at anytime. Buyers and their agents are encouraged to investigate to their satisfaction and cannot rely on information provided in this handout. This is not a Builder Specification list.*

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