

Signature

homes by Ken Vouch



Three Custom Homes in Kenmore

When I design a home, I don't scrimp. Top of the line granites, marbles, limestones, travertines, slates. Designer, one-of-a kind lighting. Highest end solid wood cabinets with raised panel, mitered doors and drawer faces. Expensive, full-extension, slo-closing drawers throughout, where spec builders install much less expensive doors. Top of the line commercial appliances (Jenn Air, Bosch). Old world crown moldings and coffered ceilings. Detailing everywhere and real craftsmen to build and install it all.

I can't charge enough to pay for this penchant, but I sleep better at night . . .

Every door is art. Solid four panel doors are framed by extensive and elaborate millwork: 1 x 4 and 1 x 6, parting bead and head crown, reminiscent of old school design but completely at home in these contemporary, upscale homes. I demand uncompromising attention to detail and style in every room, in every one of my homes.

Ken Youch



7320 NE 150th Street

7320

- Cape Cod style
- 3598 approx. square footage
- 3 bedrooms + bonus room
- 2 master bedroom closets
- 3.5 baths
- Commercial grade Jenn-Air appliances
- Cabinets: custom cherry, raised panel mitered doors and drawer faces
- Skylights in kids and master baths
- Central vacuum
- Large rear covered porch for extended season outdoor living
- Finished 2 car garage with shop

In all homes

- Formal living rooms
- Formal dining rooms
- Huge gourmet, entertaining kitchens, commercial grade appliances
- Every kitchen space utilized: wine rack, lazy Susan, extra drawers
- Full extension slo-close hardware cabinets throughout
- Large family rooms (surround sound wired)
- Great rooms (surround sound wired)
- Large master bedrooms
 - Balconies off masters
 - Master with 5 piece luxury baths, 2 head showers, walk in closets, high end 1/2-inch glass shower doors
- Grand foyer
 - Brazilian Cherry with Ebony and Purple Heart inlays
- Large laundry room on same floor as bedrooms
- Rustic oil rubbed bronze door hardware
- Bright, natural light in every room
- Wine cellar in garages





Much of these homes' value is unseen. Open a data switch plate and see cable coax, phone, multiple twisted pair, fiber optic, all connected to a central network, ready to enable room by room entertainment or for a "Microsoftie" to customize the server solution of their dreams. Don't forget recirculating hot water; two high efficiency gas furnaces creating perfect zonal comfort; covered, weather-impervious decks; gas plumbed outside spaces for heaters and barbecues. Invisible is good.

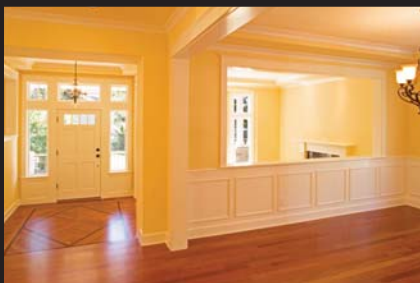
Ken Youch

7328

New Orleans style
3644 approx. square footage
5 bedrooms
2 master bedroom closets
3.5 Baths
Commercial grade Jenn-Air appliances
Cabinets: custom cherry, raised-panel
mitered doors and drawer faces
Exotic, rare Golden Queen granite
kitchen countertops and full-
height backsplashes
Skylights in kids and master baths
Large rear covered porch for extended
season outdoor living
Finished 2 car garage with shop

In all homes, contd.

Two top notch Fireplace "Xtrordinair"
highly energy efficient inserts
Surrounds and hearths - St. Laurent
marble or Sea Foam Green granite
with exquisite mantle millwork
Low tones (very quiet) bath and laundry
room fans
Olympic Mt. Views from all levels
Wide use of custom stone
9+ foot coffered ceilings with crown
moldings
Unique, custom lighting packages
Select grade Brazilian Cherry flooring
with 3 coats Swedish Finish
Inset hardwood heat registers
Cherry handrail on wrought iron baluster
- white painted millwork on newel
posts
Custom closet accoutrements
Grand entrance main floor stairwell
skylights
Recirculating hot water



These aren't ordinary fireplaces, not builders' grade. They're highly energy efficient, plumbed to bring in combustion air from the outside instead of stealing warm air from the interior. The surrounds and hearths include ornate St. Laurent marble or Seafoam Green granite. The millwork on each mantle is individually unique. If I were to duplicate this in a remodel or custom home, it would cost in excess of \$10,000.



Ken Youch



7332 NE 150th Street

7332

- Craftsman style
- 3448 approx. square footage
- 4 bedrooms
- 1 very large master bedroom closet
- 3.5 baths
- Commercial grade Bosch appliances with double ovens and gas cook top
- Cabinets: Natural cherry, Shaker style doors and drawer faces
- Green Gold polished slate in basement, downstairs bath, family room and kitchen to complement the subtle beauty of Seafoam Green granite
- Box-beam ceilings and classic craftsman millwork throughout
- Finished 3 car garage with shop

In all homes, cont'd.

- Completely networked - cable, phone, computer, fiber optic
- Furnaces: 2 for zoned temp comfort
- Security and fire alarm systems
- Super insulated
- Maintenance free fiberglass, Codel French doors leading to all decks and patios
- Water proof decks over porches and living areas extending outdoor activities in our wet Northwest
- Gas plumbed on outside deck for barbecue and or outside heating
- Covered front porches
- Covered area in front of all garages
- Ultra quiet cast iron waste lines
- Sprinkler systems
- Fire and security system



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