

**MOVE-IN READY!**

**SIGNATURE OUTDOOR ROOM, HOME OFFICE,  
3/4 BATH ON MAIN, LEISURE ROOM, AND MORE!**

|                                       |                            |                          |
|---------------------------------------|----------------------------|--------------------------|
| <b>WAS:</b><br><del>\$1,199,995</del> | <b>NOW:</b><br>\$1,154,995 | <b>SAVE:</b><br>\$45,000 |
|---------------------------------------|----------------------------|--------------------------|

Tolt River Terrace / **Lot 79** / 3672 Grace Ave, Carnation

**Abelia Home Design** / 2727 Square Feet / 4 Beds / 2.75 Baths / 2 Cars

LIMITED-TIME  
**SAVE  
\$45,000**  
ON THIS HOME!\*

*\* Image shows the Abelia XB Facade in Shale Twilight color scheme and should be used as a guide only.*

\* This home is built in the XB Facade Shale Twilight Color Scheme

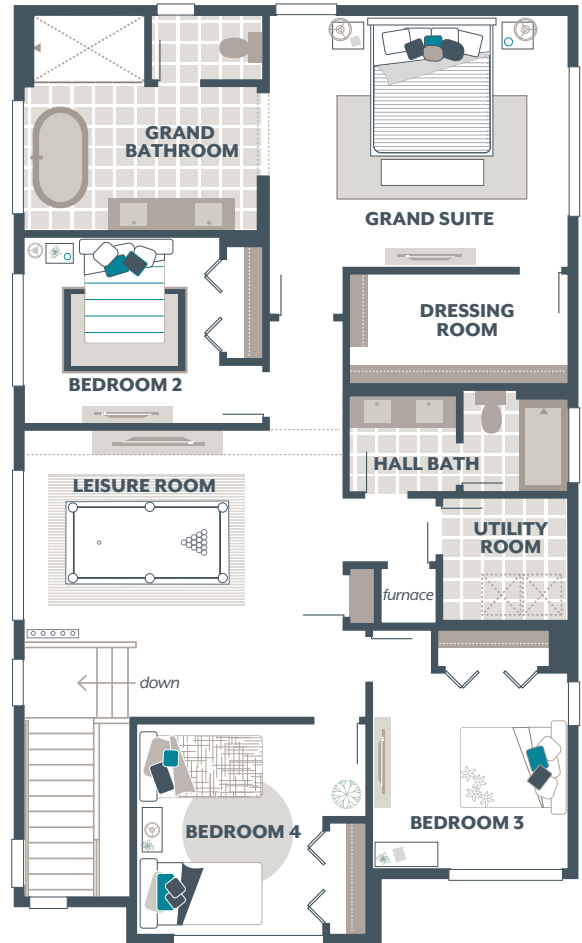
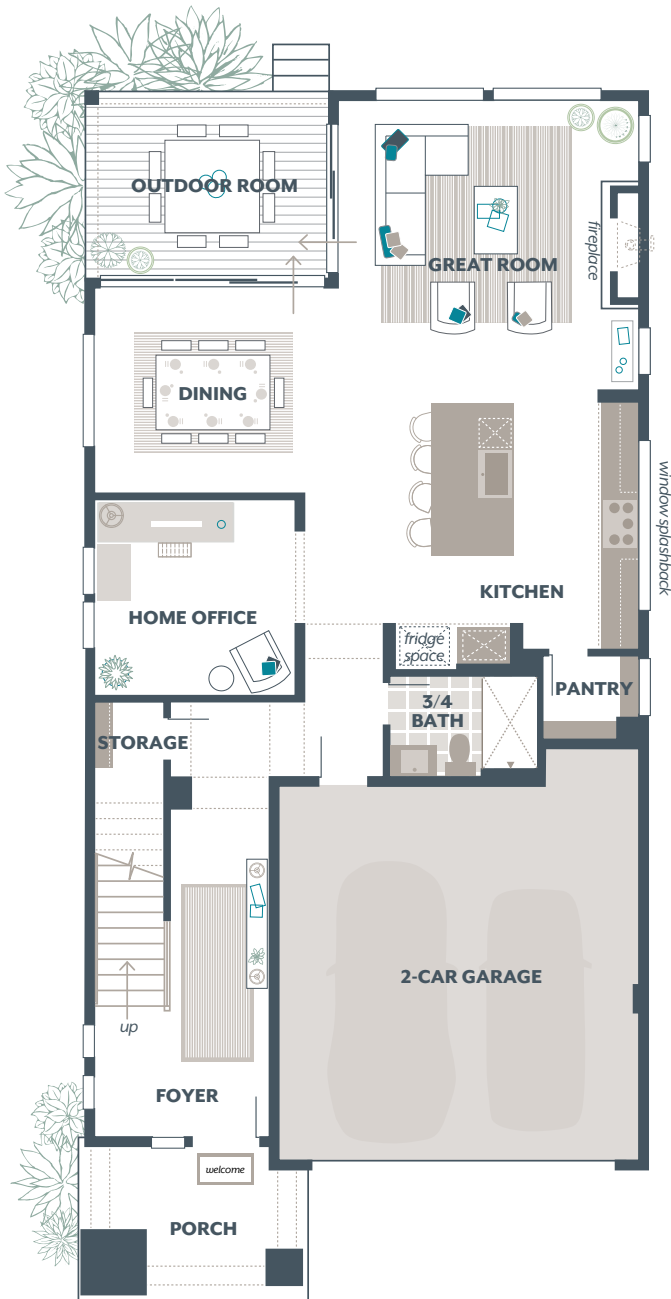
**1.800.764.8171 MAINVUEHOMES.COM**

MLS# 2295993. Represented by TeamBuilder KW. Pricing, availability, and specification are subject to change without notice. \*Limited-Time Spring Sale is only available on select move-in ready homes at Tolt River Terrace in Carnation to buyers signing a new home contract with MainVue Homes between 5.16.2025-6.8.2025. Photography is for illustrative purposes and should be used as a guide. Effective 5.16.2025

# Abelia Home Design

## Included Selections:

Exterior Color Scheme: Shale Twilight, Interior Color Scheme Shale, Facade: XB, 3/4 Bath in lieu of Powder Room



The finished square footage areas provided are calculated based on ANSI Z765-2013 standards as commissioned by the National Association of Home Builders (NAHB). Total square footage used in marketing includes the outdoor room. Finished square footage calculations are typically made based on plan dimensions only. Finished square footages vary based on elevation styles, plan options, final home design, variances that arise during construction and other factors. Plans, square footage and house availability may vary by community and are subject to change. Buyers are responsible for verifying the area of their homes. Home prices are not based on, and MainVue cannot assure, final home square footage. Photography is for illustrative purposes and should be used as a guide.

