



**The Aspen Plan**

**Puyallup School District 3**

- Pope Elementary School
- Glacier View Junior High School
- Emerald Ridge High School

**Community Features**

- Master-planned community with 33 acres of parks and trails
- 25 minutes from Joint-Base Lewis McChord
- Secure gated community

**emerald  
pointe**  
AT SUNRISE

**The Olympic Collection**

**Presentation Center Hours**

Open Daily

Noon - 5pm Monday - Friday

Noon - 6pm Saturday and Sunday

11901 173rd Street East, Puyallup, WA 98374



**Irrigated and Maintained Front Yard Landscaping**

**HOT BUY | \$3,500 Buyer Bonus\***

**Cascara**  
Lot 238 2,600 SF - B

**4 Bed 2.5 Bath 2 Car**

Special Features: One Time Only, Bonus, Den, Covered Patio, End Lot with Rainier Views

**\$364,950  
MOVE-IN READY**

**Aspen**  
Lot 86 2,741 SF - C

**4 Bed 2.5 Bath 2 Car**

Special Features: Den, Bonus Room, Covered Patio, Fireplace, Huge Master Suite w/ 5-piece Bath

**\$372,950  
JANUARY 2017**

**Aspen**  
Lot 88 2,741 SF - B

**4 Bed 2.5 Bath 2 Car**

Special Features: Den, Bonus Room, Covered Patio, Fireplace, Huge Master Suite w/ 5-piece Bath

**SOLD**

**Cypress II**  
Lot 89 2,577 SF - B

**4 Bed 2.5 Bath 2 Car**

Special Features: Den, Bonus Room, Covered Patio, Fireplace, Huge Master Suite w/ 5-piece Bath

**\$354,950  
DECEMBER 2016**

**Aspen**  
Lot 100 2,741 SF - B

**4 Bed 2.5 Bath 2 Car**

Special Features: Den, Bonus Room, Covered Patio, Fireplace, Huge Master Suite w/ 5-piece Bath

**MODEL HOME  
OPEN DAILY**

**NEW COLLECTION! Premium Homesites on 5-Acre Greenbelt!**

**Community Sales Managers**

**Jimmy Vanderford**  
Cell: (253) 232-5436  
Email: JimmyV@JohnLScott.com

**Matt Bellesiles**  
Cell: (360) 951-1100  
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**Vicky Marchenko**  
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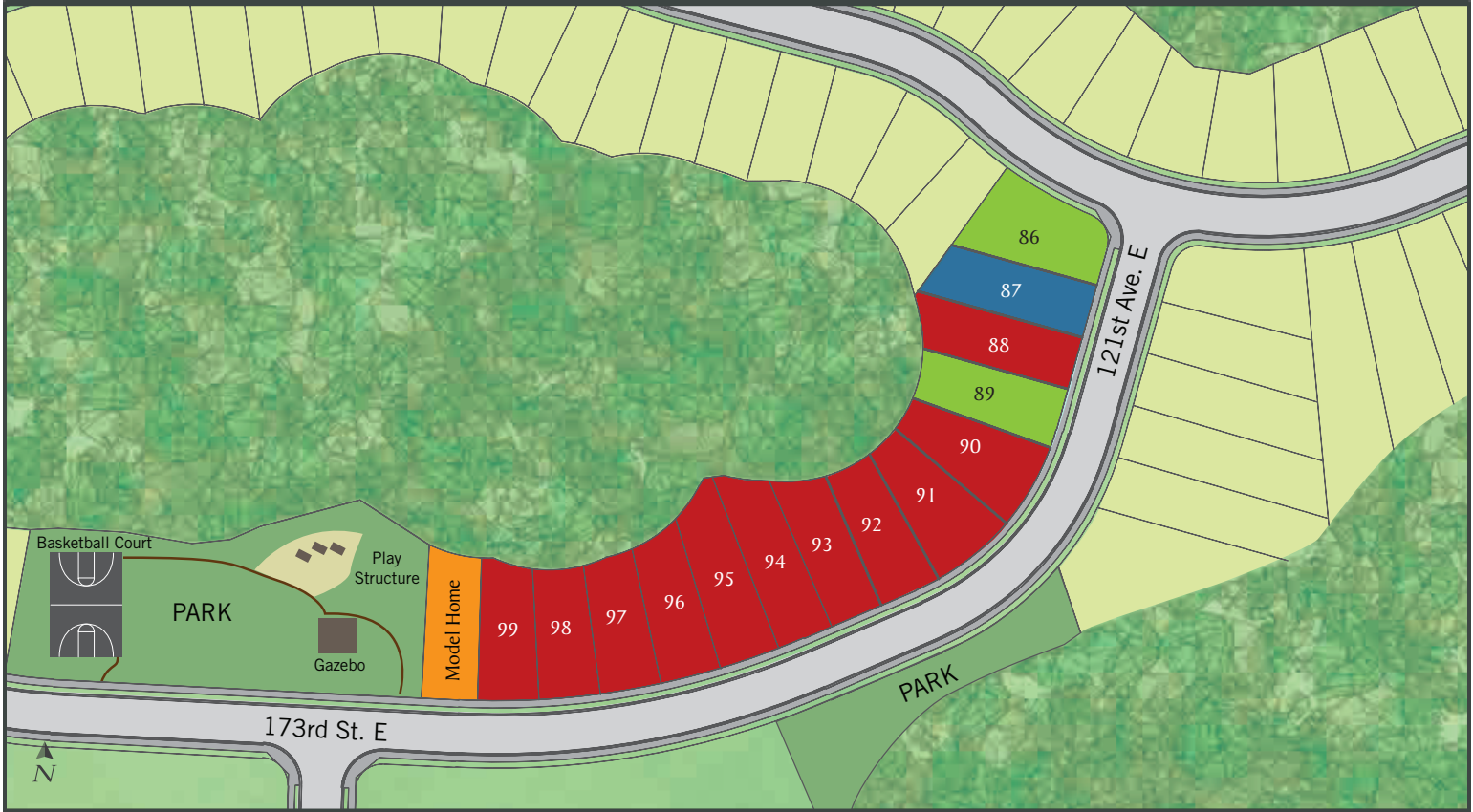


**oakpointe.com**

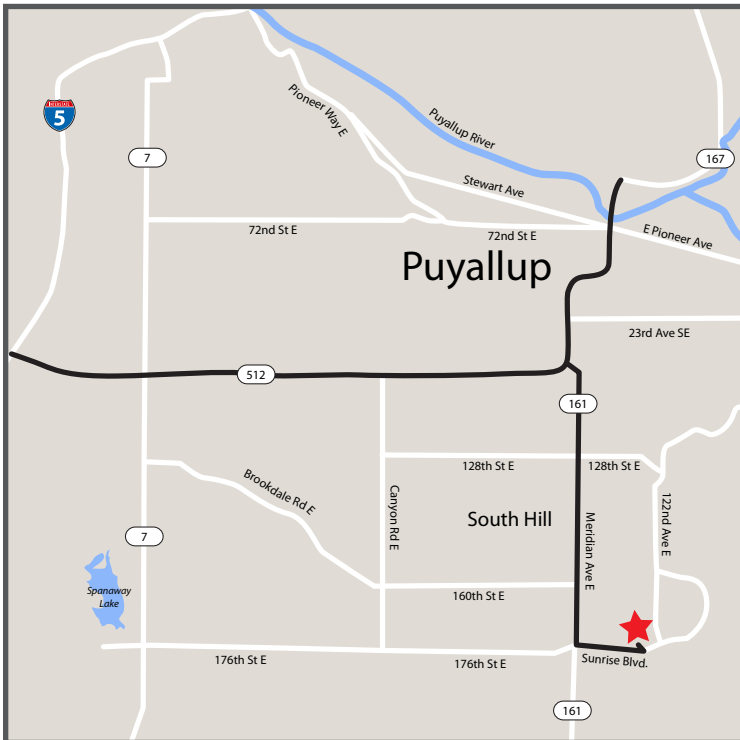


\*Must use Sellers' preferred lender to receive bonus. Offer Expires 9/30/16. Other restrictions may apply. Prices are inclusive of any additional options, see a community representative for details. The seller reserves the right to modify specifications, features, plans and pricing without notice. Powered by Relay NW.

# The Olympic Collection



■ = Available for Presale   
 ■ = Available   
 ■ = Sold



## From Hwy 167 Southbound

Take the SR 512 Westbound exit in Puyallup. Take the South Hill exit to SR 161 and turn left to 31st Ave SW. 31st Ave SW becomes S Meridian Ave E. Continue to Meridian for 5 miles and turn left onto Sunrise Blvd. Drive 1 mile and turn left into Emerald Pointe at 118th Ave Ct E. Follow the signs to the Oakpointe Presentation Center.

## From I-5 in Tacoma

Take SR 512 Eastbound, just north of Joint Base Lewis-McChord, for 8.5 miles. Take the South Hill exit from SR 512 to SR 161 and turn right onto 31st Ave SW. 31st Ave SW becomes S Meridian Ave E. Follow Meridian for 5 miles and turn left onto Sunrise Blvd. Drive 1 mile and turn left into Emerald Pointe at 118th Ave Ct E. Follow the signs to the Oakpointe Presentation Center.

### Preferred Lenders



**Dawn James** Senior Loan Officer | NMLS #487467  
**Cell:** (253) 988-0425  
**Email:** Dawn.James@OnQFinancial.com



**Jake Metz** Mortgage Associate NMLS #1226477  
**Cell:** (651) 278-5775  
**Email:** Jake.Metz@WellsFargo.com

**Kelly Dodd** Private Mortgage Banker NMLS #404058  
**Cell:** (206) 369-5395  
**Email:** Kelly.Dodd@WellsFargo.com



**The Tolmie Plan**

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AT SUNRISE

**The Cascade Collection**

**Presentation Center Hours**

Open Daily

Noon - 5pm Monday - Friday

Noon - 6pm Saturday and Sunday

11901 173rd Street East, Puyallup, WA 98374

**Puyallup School District 3**

- Pope Elementary School
- Glacier View Junior High School
- Emerald Ridge High School

**Community Features**

- Master-planned community with 33 acres of parks and trails
- 25 minutes from Joint-Base Lewis McChord
- Secure gated community



**Irrigated and Maintained Front Yard Landscaping**

**🏠 Sitka**

Lot 165 3,061 SF - A

**🛏 5 Bed 🚿 3.5 Bath 🚗 2 Car**

Special Features: Main Floor Guest Suite w/ Full Bath, Bonus Rm, Gourmet Kitchen, Upstairs Laundry, Covered Patio, Shop Space/Extra Storage, Fully-fenced Rear Yard

**\$429,950  
OCTOBER 2016**

**🏠 Tolmie**

Lot 166 2,896 SF - A

**🛏 5 Bed 🚿 3.5 Bath 🚗 3 Car**

Special Features: Den, Gourmet Kitchen, 1st Floor Guest Suite w/ ¾ Bath, Great Room, Upstairs Laundry, Covered Patio, 5-piece Master Bath, Fully-fenced Rear Yard

**\$411,950  
NOVEMBER 2016**

**NEW COLLECTION! Our Biggest Homes on Huge Homesites!**

**Community Sales Managers**

**Jimmy Vanderford**

Cell: (253) 232-5436

Email: JimmyV@JohnLScott.com

**Matt Bellesiles**

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**oakpointe.com**

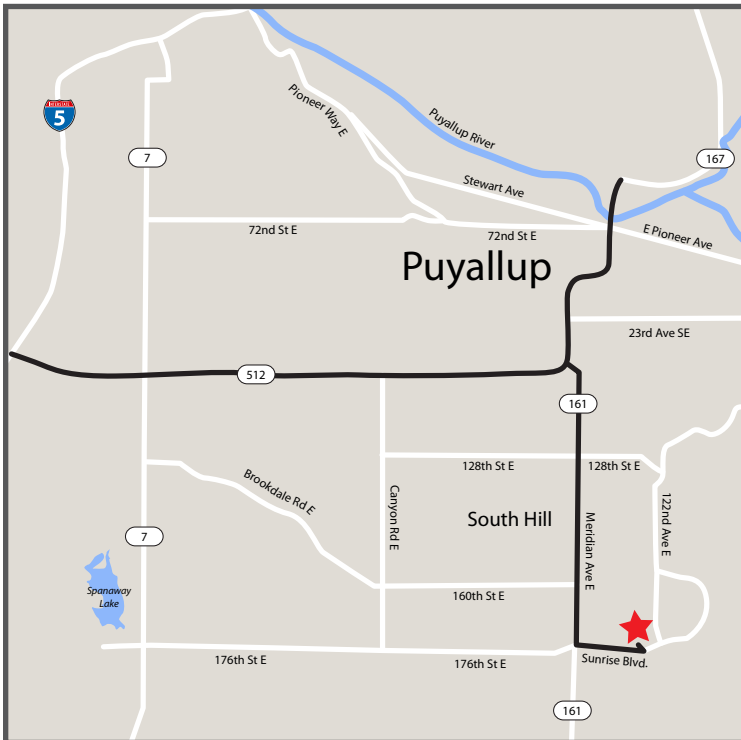


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Powered by Relay NW.

# The Cascade Collection



= Available for Presale
  = Available
  = Sold



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## From I-5 in Tacoma

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### Preferred Lenders



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The Winthrop Plan

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AT SUNRISE

The Rainier Collection

Presentation Center Hours

Open Daily

Noon - 5pm Monday - Friday

Noon - 6pm Saturday and Sunday

11901 173rd Street East, Puyallup, WA 98374

Puyallup School District 3

- Pope Elementary School
- Glacier View Junior High School
- Emerald Ridge High School

Community Features

- Master-planned community with 33 acres of parks and trails
- 25 minutes from Joint-Base Lewis McChord
- Secure gated community



Irrigated and Maintained Front Yard Landscaping

HOT BUY | Furnished Model

**Winthrop**

Lot 239 2,282 SF - A

4 Bed 2.5 Bath 2 Car

Special Features: Large Bonus Room, Dining Room, Great Room, Upstairs Laundry, Blinds, Patio

SOLD

**Winthrop**

Lot 221 2,282 SF - A

4 Bed 2.5 Bath 2 Car

Special Features: Large Bonus Room, Dining Room, Great Room, Upstairs Laundry, Patio

SOLD

**Winthrop**

Lot 222 2,282 SF - B

4 Bed 2.5 Bath 2 Car

Special Features: Large Bonus Room, Dining Room, Great Room, Upstairs Laundry, Patio, Fully-fenced and Landscaped Rear Yard

SOLD

**Summerland**

Lot 226 2,423 SF - A

4 Bed 2.5 Bath 2 Car

Special Features: Den, Large Bonus Room, Upstairs Laundry, Stainless Steel Appliances Patio

SOLD

**Winthrop**

Lot 282 2,282 SF - B

4 Bed 2.5 Bath 2 Car

Special Features: Large Bonus Room, Dining Room, Great Room, Upstairs Laundry, Patio

SOLD

Community Sales Managers

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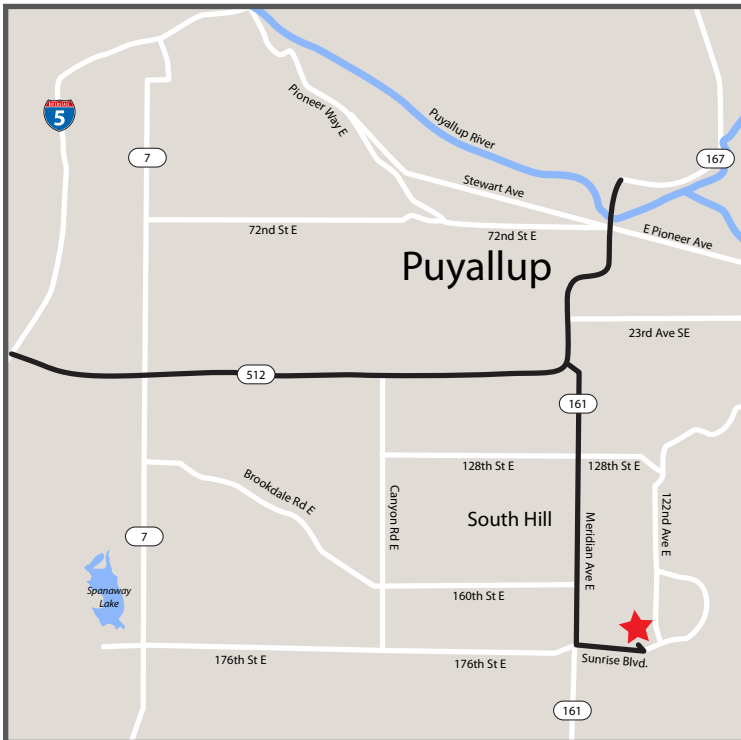


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# The Rainier Collection



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  = Sold



## From Hwy 167 Southbound

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## From I-5 in Tacoma

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### Preferred Lenders



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emerald  
pointe  
AT SUNRISE

## The Tahoma Collection

Presentation Center Hours

Open Daily

Noon - 5pm Monday - Friday

Noon - 6pm Saturday and Sunday

11901 173rd Street East, Puyallup, WA 98374

### The Muir Plan

#### Puyallup School District 3

- Pope Elementary School
- Glacier View Junior High School
- Emerald Ridge High School

#### Community Features

- Master-planned community with 33 acres of parks and trails
- 25 minutes from Joint-Base Lewis McChord
- Secure gated community



## Irrigated and Maintained Front Yard Landscaping

### Premium Homesite

#### Adelaide\*

Lot 194 2,038 SF - B

3 Bed 2.5 Bath 2 Car

Special Features: Loft, Bonus Room or Opt 4th Bed, Den, Covered Patio

\$278,950  
COMING SOON

#### Muir

Lot 193 2,268 SF - A

4 Bed 2.5 Bath 2 Car

Special Features: Bonus Room or Opt 5th Bed, Den, Covered Patio

**SOLD**

#### Adelaide

Lot 214 2,038 SF - B

3 Bed 2.5 Bath 2 Car

Special Features: Loft, Bonus Room or Opt 4th Bed, Den, Covered Patio

\$268,950  
COMING SOON

#### Muir

Lot 215 2,268 SF - A

4 Bed 2.5 Bath 2 Car

Special Features: Bonus Room or Opt 5th Bed, Den, Covered Patio

\$278,950  
COMING SOON

#### Adelaide

Lot 218 2,038 SF - A

3 Bed 2.5 Bath 2 Car

Special Features: Loft, Bonus Room or Opt 4th Bed, Den, Covered Patio

**SOLD**

#### Muir

Lot 219 2,268 SF - B

4 Bed 2.5 Bath 2 Car

Special Features: Bonus Room or Opt 5th Bed, Den, Covered Patio

**SOLD**

### Community Sales Managers

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Matt Bellesiles

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

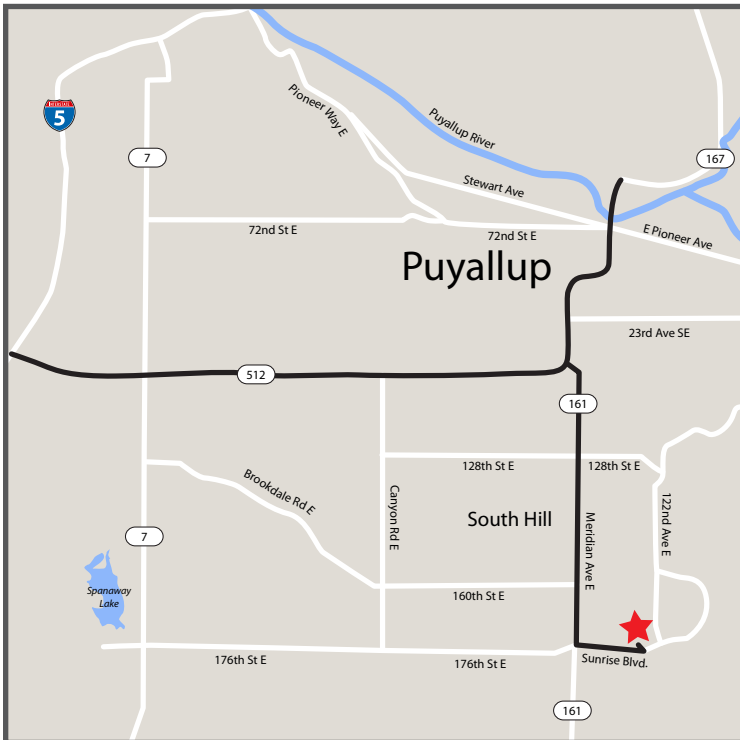


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# The Tahoma Collection



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**The Parkside Townhomes**

**emerald  
pointe**  
AT SUNRISE

**The Parkside Collection**

**Presentation Center Hours**

Open Daily

Noon - 5pm Monday - Friday

Noon - 6pm Saturday and Sunday

11901 173rd Street East, Puyallup, WA 98374

**Puyallup School District 3**

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**Community Features**

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- Secure gated community



**Home and Landscaping Zero-Maintenance for Life**

** Alder**

Lot 466 1,523 SF

** 2 Bed  2.5 Bath  1 Car**

Special Features: Covered Deck, Park Adjacent, Extra Storage, Large Bonus Room, Rainier Views

**SOLD**

** Juniper**

Lot 467 1,539 SF

** 3 Bed  2.5 Bath  1 Car**

Special Features: Covered Deck, Park Adjacent, Guest Suite, Extra Storage

**SOLD**

** Hemlock**

Lot 468 1,795 SF

** 3 Bed  2.5 Bath  2 Car**

Special Features: Bonus Room, Covered Deck, Park Adjacent

**SOLD**

**Community Sales Managers**

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**Matt Bellesiles**

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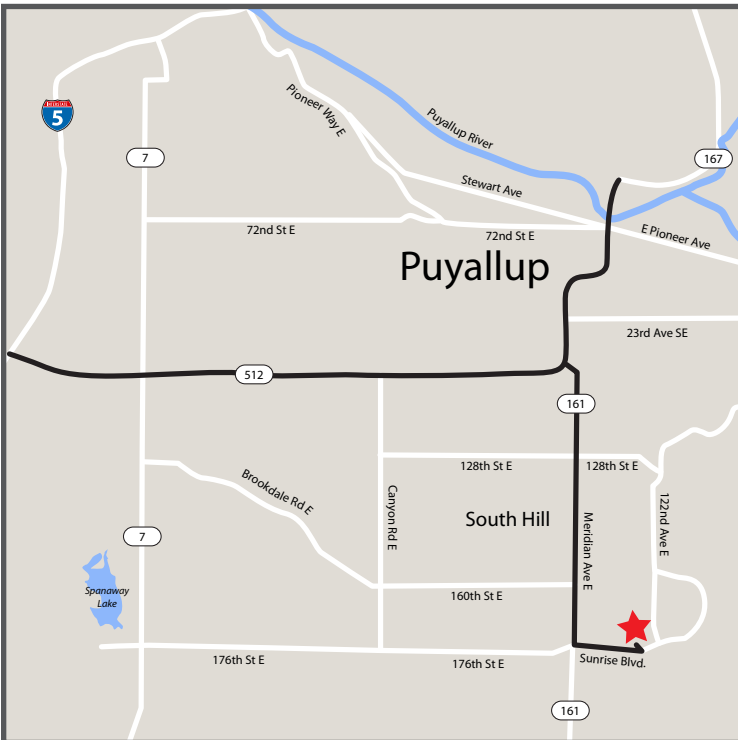


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# The Parkside Collection



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