



BUILD ON OUR HOMESITE

Included Features

TECHNOLOGY

- Brilliant all-in-one smart home control
- Ring™ Video Doorbell
- Wi-Fi ready programmable digital thermostat (per plan)
- USB outlets in kitchen and grand suite
- Electric vehicle charging station
- Prewire for solar per WSEC (2015 Code only). 2019 Code will have a minimum 3k W Solar

ENERGY EFFICIENCY

- Dual glazed low-E windows with white or black interior frames
- Energy saving insulation
- Energy-efficient LED recessed lighting
- Full 10-year new home construction warranty

INTERIOR

- 9' ceilings (per plan)
- Wide plank engineered hardwood flooring with carpet in secondary bedrooms (per design plan) and tiled baths
- Interior laundry room with sink, storage, quartz countertops, washer and dryer hookup
- Thoughtfully positioned recessed lighting throughout
- Spacious walk-in closet with built-in closet system at grand suite.
- 5.1 pre-wired for speakers with surround sound at great room
- Kitchen, loft, great room, and grand suite includes pre-wire for a pair of speakers in each room.
- CAT6 wiring throughout
- Smurf tube from panel to attic for future satellite use
- Light dash textured finished drywall
- Solid core interior doors throughout

PERSONAL CUSTOMIZATION

The Thomas James Homes design team offers a wide variety of options to customize your kitchen, baths, backyard and more. Please consult a Home Buyer Specialist for details.

EXTERIOR

- Curated collection of custom plans designed by local award-winning architect, Dahlin.
- Contemporary, distinctive architecture with highly functional, open floor plans designed for maximum efficiency and value
- Insulated garage doors with Wi-Fi ready Liftmaster opener, two transmitters and exterior keypad
- Rain gutters and downspouts at select locations
- Front and rear yardlandscaping
- Privacy fencing (per plan and lot conditions)
- Concrete back patio (per plan)
- Smart Lock Entry Door Hardware
- Outdoor heaters included at covered outdoor living space(s)

KITCHEN

- Quartz countertops with mitered edge and tile backsplash
- Stainless steel appliances
- Single bowl undermount sink with heavy duty garbage disposal
- Contemporary pull-down faucet
- Spacious walk-in pantry
- Center island with pendant lighting
- Soft-close cabinet doors and drawers

BATHS

- Soaking tub with tile surround or tile walk-in shower at secondary baths
- Freestanding soaking tub (most plans) and separate tile shower at grandbath
- Quartz countertops with mitered edge and 6" backsplash
- White undermount sinks with polished chrome faucets

THOMAS JAMES HOMES | Los Angeles | Silicon Valley | Pacific Northwest
915 118th Ave SE, Suite 110, Bellevue, Washington 98005 | (877) 381-4092 | ThomasJamesHomesUSA.com

