

**Brand new townhomes
in Kirkland**
1,283 – 2,247 sf

Feature highlights:

Stainless steel appliances

9ft ceilings throughout

Quartz slab countertops

Smart home technology



Quadrant Homes has more than 50 years of award-winning home building experience in the greater Puget Sound region, where it is currently building or developing new home communities in King, Snohomish, and Kitsap counties. More Washingtonians live in a home constructed by Quadrant than by any other builder.

- Designing a home for our customers starts with working with top architects. It takes finding the right partners that understand the value of research and thorough development. Partners who listen to our customers feedback, and who aren't afraid of innovation or introducing new features and continually pushing the level of design that we offer to our customers. We work with some of the most talented architects in the industry and are proud to showcase our collaborative designs that are created with you in mind.
- Known for its Pacific Northwest-inspired design, Quadrant Homes consistently brings more new product to the market than any other builder, offering buyers both top design and a wide array of choices from its award-winning design studio.
- Our LivingSmart® Program incorporates energy-saving strategies throughout the construction process – with innovative home-building techniques, and efficient appliances and lighting. Smart, eco-friendly features and wi-fi technology help your new home to take better care of itself – and you, too.
- Quadrant's construction methods are designed to deliver the highest quality home; inspected, monitored, and measured daily until completion.
- Our Construction Managers are experts in executing our building process and product design to ensure a seamless build in a safe environment. Working with our highly skilled construction vendor partners, we stand together behind our work.
- Quadrant Homes won 2019 and 2020 Nationals Silver Awards from the NAHB National Sales and Marketing Council, 2019 Builder and Developer Magazine Builder of the Year honors and two 2019 Best in American Living Awards, in addition to being named one of Washington's Best Workplaces 2018 by Puget Sound Business Journal. The company was the recipient of several recent design honors, including a 2019 Tribute Award by the New Home Council and a 2019 Gold Nugget® Award by PCBC.
- Quadrant Homes is a member of TRI Pointe Group, a family of premium regional homebuilders supported by the significant resources, economies of scale and thought leadership of a national foundation. Together this makes TRI Pointe Group one of the largest homebuilders in the U.S.

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Included features

Inspiring Kitchens for Entertaining

- 42" Canyon Creek stained maple cabinets with full overlay, crown moulding throughout and convenient soft close drawers in your choice of colors and handles
- undercabinet lighting
- must-have KitchenAid stainless steel appliances includes 30" gas slide-in range, canopy hood, built-in microwave, & ultra-quiet dishwasher.
- gorgeous & durable quartz countertop with full height tile backsplash
- kitchen islands (per plan)
- pantries (per plan)

Bathrooms & Laundries for the Way You Live

- frameless cabinet vanities with slab mirrors
- primary suites include dual sink vanities and spacious showers (per plan)
- tiled shower surround to ceiling in primary bath
- durable quartz countertops
- all bathrooms include tiled flooring
- durable vinyl flooring in laundry
- Delta faucets in polished chrome finish throughout
- powder bath on main floor (per plan)

Structural/Mechanical:

- Decora rocker light switches
- all recessed can lighting includes LED bulbs
- engineered floor system (not dimensional lumber) to improve floor performance while being sustainable
- 10-year defined structural warranty
- Rinnai tankless natural gas high efficiency water heater
- ductless mini split in 2 locations

Premium Interiors with Quality Finishes

- designer-selected laminate on first floor entry and main floor
- durable Mohawk stain resistant carpet, includes 6lb. carpet pad
- white-painted doors & millwork with 5" base casing & window sills on all floors
- impressive modern metal open railing with wood cap handrail
- 9' ceilings throughout (per plan)

HomeSmart® Automation & Technology

- Echo hands-free devices
- Eero router & wireless system
- flat screen TV prewire in great room
- rg 6 cable jacks in great room & all bedrooms
- CAT6 network jacks in great room & primary bedroom with phone jacks in primary & kitchen.
- convenient USB/A+C combo charging outlets in multiple locations
- Ring Pro doorbell with motion detection, recorded and live-view video, and 2-way audio
- Liftmaster wi-fi garage door opener with ultra-quiet belt-drive & battery backup, compatible with Amazon Key
- Schlage front door hardware, programmable with smart device
- Caseta lighting control starter package with bridge
- whole house surge protection
- convenient USB/AC charging outlets in multiple locations
- electric vehicle 50amp outlet in garage

Exteriors with Curb Appeal

- contemporary flush panel garage door with top window lites
- modern architecture with clean lines
- plentiful windows to capture ample natural light
- outdoor decks (per plan)

Opportunities for Personalization*

- flooring style & color for carpet, hardwood, tile & vinyl
- cabinetry style & color
- cabinetry hardware style & finish
- countertop style & color for kitchen & baths
- tile style & color for shower surrounds, backsplashes & fireplaces
- interior paint color & finish
- interior doors hardware style & finish
- millwork and door color & style
- closet organizers for primary bedroom, pantry and/or garage to maximize storage
- window coverings
- style for bathroom mirrors, tubs & toilets
- washer/dryer and/or refrigerator
- lighting package style & finish
- hardware style & finish for kitchen & bathroom sinks & faucets

*Ability to select certain features may depend on stage of construction. Consult a New Home Advisor for specific dates.

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