SAMMAMISH/ROOM BY ROOM
SEPTEMBER 2026

EXTERIOR FEATURES:
HIGH QUALITY HARDI LAP SIDING DETAILS
PREMIUM 30 YEAR ARCHITECTURAL COMPOSITION SHINGLES (COLOR: ANTIQUE BLACK)
STYLISH FIBERGLASS AND GLASS (AT TOP ROW) GARAGE DOORS (INCLUDES ONE OPENER, 2 REMOTES AT EACH GARAGE BAY)
ENERGY EFFICIENT WINDOWS, UPGRADE COLOR: BLACK; INSIDE AND OUTSIDE, ALL ELEVATIONS; WINDOW SCREENS INCLUDED.
EXPOSED AGGREGATE AND/OR ASPHALT DRIVEWAYS PER LOT AND SITE CONDITIONS
FULL LANDSCAPE FRONT AND REAR YARDS
FRONT & REAR YARD IRRIGATION
FENCING
EXTERIOR OUTLET, ONE AT FRONT PORCH BY ENTRY DOOR, AND ONE AT BACK OUTDOOR ROOM
EXTERIOR HOSE BIBS, ONE NEAR THE FRONT OF THE HOUSE AND ONE NEAR THE BACK OF THE HOUSE.

INTERIOR FEATURES BY ROOM:
ENTRY:
WOOD-STAINED BEAMS
ENTRY DOOR, SINGLE, 8’ CUSTOM RUSTICA METAL & GLASS, BLACK FINISH
RECESSED CAN LIGHTING
MILLWORK WINDOW WRAPS
MATTE BLACK FRONT DOOR HANDLE SET DEAD BOLT
8’ TALL INTERIOR 1 PANEL DOORS WITH MILLWORK JAMB
CUSTOM APPLIED MOLDINGS

KITCHEN AND BUTLER’S PANTRY
10’ CEILING
BELLMONT CABINETRY, CONCEALED HINGES, SOFT CLOSE ON DOORS AND DRAWERS
ENGINEERED HARDWOOD FLOORING
SLAB COUNTERS-QUARTZ 3CM, BUILDER PREDETERMINED COLOR CHOICES, FULL HEIGHT 18” SLAB BACKSPLASH
DESIGNER PENDANTS OVER KITCHEN ISLAND WITH RECESSED CANS AT PERIMETER (PER PLAN)
CUSTOM ROMAN CLAY HOOD VENT
SINGLE BOWL STAINLESS STEEL UNDERMOUNT SINK IN MAIN KITCHEN AND SINGLE BOWL SINK IN BUTLER’S PANTRY, SINGLE HANDLE MATTE BLACK FAUCET W/ SPRAY FEATURE
1/3 HP GARBAGE DISPOSAL
UNDER CABINET LIGHITNG

APPLIANCES: JENN AIR

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48” RANGEOVEN: JENN AIR JGRP548HL
QTY. 2: DISHWASHER: JENN AIR JDAF3924RX PANEL READY
VENT HOOD LINER AND BLOWER: UVL6048JSS 1170 LINER; UXB1170KYS1170 BLOWER
REFRIGERATOR COLUMN: JENN AIR JBRFR36IGX PANEL READY
FREEZER COLUMN: JENN AIR JBZFL24IGX PANEL READY
MICROWAVE DRAWER: JENN AIR JMDFS24JL
BEVERAGE FRIDGE: JUGFR242HX LOCATED IN BUTLER’S PANTRY

PANTRY:
ENGINEERED HARDWOOD FLOORING
SURFACE MOUNT LIGHT
CUSTOM LAMINATE PANTRY SYSTEM

DINING:
ENGINEERED HARDWOOD FLOORING
RECESSED CANS, PER PLAN

GREAT ROOM:
9’TALL EXTERIOR SLIDING DOORS
ENGINEERED HARDWOOD FLOORING (PER PLAN)
RECESSED CAN LIGHTING
GAS FIREPLACE WITH CUSTOM CONCRETE MANTEL SURROUND AND HEARTH
MILLWORK WINDOW WRAPS

JACK AND JILL/HALL BATH:
8’ TALL INTERIOR 1 PANEL DOORS WITH MILLWORK JAMB AND MATTE BLACK DOOR HARDWARE
TILE FLOORING (PER PLAN)
BELLMONT CABIENTS
3CM QUARTZ TOP, WITH MATCHING BACKSPALSH
UNDERMOUNT SINK WITH STYLISH SINGLE MATTE BLACK HANDLE FAUCET
WHITE ELONGATED TOILET BOWL
TUB/SHOWER WITH TILE WALLS

BED 2 ENSUITE BATH:
8’ TALL INTERIOR 1 PANEL DOORS WITH MILLWORK JAMB AND MATTE BLACK DOOR HARDWARE
TILE FLOORING (PER PLAN)
BELLMONT CABIENTS
3CM QUARTZ TOP, WITH MATCHING BACKSPALSH
UNDERMOUNT SINK WITH STYLISH SINGLE MATTE BLACK HANDLE FAUCET
WHITE ELONGATED TOILET BOWL
SHOWER FULL TILE SHOWER, FLOOR TO CEILING

MUD ROOM:
CUSTOM APPLIED MOLDING WITH WOOD DETAILS, AND HOOKS TO HANG COATS

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TILE FLOORING
CAN LIGHT FIXTURE

POWDER ROOM:
TILE FLOORING
8’ TALL INTERIOR 1 PANEL DOORS WITH MILLWORK JAMB AND MATTE BLACK DOOR HARDWARE
3CM QUARTZ COUNTERTOP WITH MATCHING BACKSPLASH
WHITE ELONGAGED TOILET BOWL
DESIGNER PENDANT LIGHT WITH CAN LIGHT

GUEST SUITE: MAIN FLOOR
ENGINEERED HARDWOOD
8’ TALL INTERIOR 1 PANEL DOORS WITH MILLWORK JAMB AND MATTE BLACK DOOR HARDWARE
CENTERED LIGHT FIXTRE (SURFACE MOUNT)
MILLWORK WINDOW WRAPS
CLOSET SHELVING

PRIMARY BEDROOM:
8’ TALL INTERIOR 1 PANEL DOORS WITH MILLWORK JAMB AND MATTE BLACK DOOR HARDWARE
RECESSED CANS
ENGINEERED HARDWOOD FLOORING
MILLWORK WINDOW LINERS AND TRIM

PRIMARY BATHROOM:
8’ TALL INTERIOR 1 PANEL DOORS WITH MILLWORK JAMB AND MATTE BLACK DOOR HARDWARE
BELLMONT CABINETRY, CONCEALED HINGES AND SOFT CLOSE ON DOORS AND DRAWERS, DESIGNER SELECTED COLORS
TILE FLOORING
SLAB COUNTER TOPS (3CM QUARTZ) WITH QUARTZ BACKSPLASH
TILE SHOWER WALL AND FREE-STANDING TUB
SHOWER WILL HAVE A DECORATIVE TILE ACCENT IN THE BLACK WALL OF SHOWER
SHAMPOO LEDGE IN BACK WALL OF SHOWER
WHITE ELONGATED TOILET BOWL
TILE SET SHOWER PAN, SIZE PER PLAN
FRAMELESS SHOWER DOOR WITH MATTE BLACK HARDWARE
CUSTOM FRAMED MIRRORS
SCONCE LIGHTING AT VANITY
MILLWORK WINDOW WRAPS

SAUNA: LOCATED THROUGH MASTER SHOWER
CEDAR LINED
BUILT IN BENCH
CUSTOM LIGHTING

PRIMARY CLOSET:

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CARPET WITH 8LB PAD.
8’ TALL INTERIOR 1 PANEL DOORS WITH MILLWORK JAMB AND MATTE BLACK DOOR HARDWARE
SURFACE MOUNT LIGHT FIXTURE
CUSTOM LAMINATE CLOSET SYSTEMS

BEDROOMS 2, AND 3:
CARPET WITH 8LB. PAD
8’ TALL INTERIOR 1 PANEL DOORS WITH MILLWORK JAMB AND MATTE BLACK DOOR HARDWARE
CENTER SURFACE MOUNT LIGHT FIXTURE
MILWORK WINDOW LINERS AND TRIM
CLOSET SYSTEMS

GUEST BATH: MAIN FLOOR
TILE FLOOR
8’ TALL INTERIOR 1 PANEL DOORS WITH MILLWORK JAMB AND MATTE BLACK DOOR HARDWARE
3CM QUARTZ COUNTERTOP WITH MATCHING QUARTZ BACKSPLASH
MIRROR TO RUN FROM TOP OF BACKSPLASH TO BOTTOM OF LIGHT FIXTURE
FULL TILE SHOWER, FLOOR TO CEILING, WITH ROLL IN SHOWER PAN
CUSTOM FRAMELESS SHOWER DOOR, CLEAR GLASS WITH MATTE BLACK HARDWARE
WHITE ELONGAGED TOILET BOWL

OFFICE:
ENGINEERED HARDWOOD FLOORING
8’ TALL DOUBLE INTERIOR SINGLE PANEL DOORS WITH CLEAR GLASS, MILLWORK JAMBS AND MATTE BLACK DOOR HARDWARE
MILLWORK WINDOW WRAP
BELLMONT CUSTOM CABINETRY

LAUNDRY ROOM:
TILE FLOORING
8’ TALL INTERIOR 1 PANEL DOORS WITH MILLWORK JAMB AND MATTE BLACK DOOR HARDWARE
3CM QUARTZ COUNTERTOP WITH MATCHING BACKSPLASH
UPPER CABINETS IN LAUNDRY ROOM AREA
SINK W/BASE CABINET WITH DROP-IN STYLE LAUNDRY SINK (PER PLAN)

GARAGE:
FINISHED GARAGE (INSULATED WARM WALLS ONLY/SHEETROCKED/TAPED/MUDDED/SANDED/ TEXTURED & PAINTED)
MODERN FIBERGLASS AND GLASS GARAGE DOORS WITH QTY. 1 OPENER AND QTY. 2 REMOTES AT EACH GARAGE BAY

OUTDOOR LIVING AREA:
COVERED PORCH AT FRONT ENTRY
COVERED BACK PORCH WITH COMPOSITE DECK FINISH
CEILING WITH WARM STAINED WOOD TONGUE AND GROOVE MATERIAL

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RECESSED CANS
BBQ STUB AT BACK PORCH/DECK AREA

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