SAMMAMISH C/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 DOOR (INCLUDES ONE OPENER, 2 REMOTES)
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:
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
9' 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 OR PANEL DETAIL AT 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
48" RANGEOVEN: JENN AIR JGRP548HL
QTY. 2: DISHWASHER: JENN AIR JDAF3924RX PANEL READY

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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
BEVERAGE FRIDGE IN BASEMENT

PANTRY:
ENGINEERED HARDWOOD FLOORING
CAN LIGHTS
CUSTOM BELLMONT CABINETRY

DINING:
ENGINEERED HARDWOOD FLOORING
RECESSED CANS, PER PLAN

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

BED 2 & 3 BATH:
8' TALL INTERIOR 1 PANEL DOORS WITH MILLWORK JAMB AND MATTE BLACK DOOR HARDWARE
TILE FLOORING (PER PLAN)
BELLMONT CABINETS
3CM QUARTZ TOP, WITH MATCHING BACKSPLASH
UNDERMOUNT SINK WITH STYLISH SINGLE MATTE BLACK HANDLE FAUCET
WHITE ELONGATED TOILET BOWL
SHOWER WITH TILE WALLS AND TILE PAN

BASEMENT BATH:
8' TALL INTERIOR 1 PANEL DOORS WITH MILLWORK JAMB AND MATTE BLACK DOOR HARDWARE
TILE FLOORING (PER PLAN)
BELLMONT CABINETS
3CM QUARTZ TOP, WITH MATCHING BACKSPLASH
UNDERMOUNT SINK WITH STYLISH SINGLE MATTE BLACK HANDLE FAUCET
WHITE ELONGATED TOILET BOWL
TUB/SHOWER FULL TILE SHOWER, FLOOR TO CEILING

MUD ROOM:
CUSTOM APPLIED MOLDING WITH WOOD DETAILS, AND HOOKS TO HANG COATS
TILE FLOORING
CAN LIGHT FIXTURE

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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 ELONGATED TOILET BOWL
DESIGNER PENDANT LIGHT WITH CAN LIGHT

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 (HEATED)
SLAB COUNTER TOPS (3CM QUARTZ) WITH QUARTZ BACKSPLASH
TILE SHOWER WALL AND FREE-STANDING TUB
SHOWER WILL HAVE A DECORATIVE TILE ACCENT IN THE BACK 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

PRIMARY CLOSET:
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
MILLWORK WINDOW LINERS AND TRIM
CLOSET SYSTEMS

OFFICE:

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

LAUNDRY ROOM (LOCATED ON SECOND FLOOR):
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)

BASEMENT REC. AREA, BEDROOM, THEATHER/FLEX ROOM, AND BATHROOM:
BASEMENT REC AREA: ENGINEERED HARDWOOD FLOORING
BEDROOM, THEATHER/FLEX ROOM: CARPET WITH 8 LB PAD
BATHROOM: TILE FLOORING
9’ CEILING
BELLMONT CABINETRY, PER PLAN
CAN LIGHITNG
SMALL SINK AND FAUCET AT KITCHENETTE

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

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

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