



Anderson Homes

CUSTOM DESIGNS



THE OLYMPIC PENINSULA'S PREMIER HOME BUILDER



Olympic Peninsula homeowners have trusted Anderson Homes to design and build their custom homes for over four decades. During that tenure we developed a transparent, hassle-free building process that has earned us the highest customer satisfaction rating in the area.

As a full-service design-build contractor, we provide turn-key custom homes that are built from the ground up with your vision, lifestyle, and budget in mind.

Our quality and value are unmatched through best-practice building methods and a distinct standard trim level that includes a host of features others would consider upgrades.

We invite you to explore the options and special details showcased in this brochure and compare them to the competition. We are confident you will see the benefits of building with Anderson Homes after doing so.

- ***DISTINCT STANDARD TRIM LEVEL***
- ***HIGHEST CUSTOMER SATISFACTION RATING***
- ***TRANSPARENT & HASSLE-FREE BUILDING PROCESS***
- ***GUARANTEED FIXED-PRICE CONTRACT WITH NO HIDDEN FEES***
- ***FULL-SERVICE DESIGN-BUILD CONTRACTOR***
- ***BUILD ON YOUR LOT OR OURS***



STANDARD FEATURES

- ✓ Spacious Great Room design floor plans
- ✓ 9' ceilings throughout
- ✓ Walk-in closet in master bedroom
- ✓ Wider doors and hallways accommodate future mobility needs
- ✓ Outdoor rooms with fireplaces for year-round enjoyment of the area's moderate climate and natural beauty
- ✓ Enhanced indoor air quality through careful selection of materials with little to no volatile organic compounds
- ✓ Lever-style entry/passage latches (*Taymore & Schlage*)
- ✓ Rocker-style light switches
- ✓ LED lighting in all recessed lights
- ✓ Insulated interior walls minimize noise transmission and improve thermal efficiency
- ✓ Additional in-wall blocking installed in key locations to accommodate future mobility aids, TV mounts, unique wall decor, and secure window treatments



- ✓ Utility sink in laundry room
- ✓ Ultra-quiet Panasonic exhaust fans
- ✓ Large windows in common areas provide more natural light
- ✓ Outlets are placed 18" off the floor for easier access
- ✓ Solid-core doors in bedrooms, bathrooms and laundry rooms
- ✓ Premium interior propane fireplace with wireless control of flame, lights, and fan
- ✓ Exterior propane stub for barbecue or outdoor fire feature


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STRUCTURES

- ✓ **Roof System:** Computer-designed and engineered roof truss system that is unique to each home. Includes seismic, snow load, and hurricane-rated protection. Trusses are specified with 2"x6" bottom chords to alleviate drywall damaging uplift.
- ✓ **Roofing Material:** Pabco Premier 40 year architectural composition roof shingles with Scotchgard™ algae resistant treatment
- ✓ **Siding:** James Hardie™ siding and fiber cement trim over DuPont™ Tyvek® house wrap
- ✓ **Gutters:** Continuous aluminum gutters and downspouts attached to 2"x8" fascia for structural support and longevity
- ✓ **Floor Joints:** TJI® engineered floor joists set inside the foundation stem wall provide a zero-step transition at the entry and garage door*
- ✓ **Subfloor:** 3/4" tongue and groove subflooring is impregnated with a special resin and engineered to prevent swelling when exposed to water. Sheets are glued, nailed, and screwed to floor joists.
- ✓ **Hurricane and Earthquake Engineering:** Homes are secured to 3,000 psi concrete foundations using cast-in-place anchor bolts and hold down brackets specified by the engineer
- ✓ **Framing:** All wall framing uses Douglas Fir #2 or better at 16" on center. Exterior walls are framed with 2"x6" studs and interior walls are framed with 2"x4" studs. All interior wall sole plates are screwed to floor joists to reduce movement and minimize floor squeaks.

EXTERIORS & FACADES

- ✓ **Grand Main Entries** with decorative beams and columns
- ✓ **Multiple Exterior Styles** and textures including stone, brick or tile accents
- ✓ **8' Designer Entry Door** with sidelight windows. Includes architectural hardware entry set with dead bolt.
- ✓ **Zero-Step Entry***
- ✓ **Exposed Aggregate Concrete** features air entrainment and expansion joints to permit seasonal movement and reduce cracking (driveway, patio and walks)

ELECTRICAL & LIGHTING

- ✓ **Energy-Efficient LED** lighting used throughout for long-lasting bright light
- ✓ **Structured Media Panel** housing all low voltage communication/technology wiring (RG6/Cat 5e)
- ✓ **USB Outlets** in key areas for convenience
- ✓ **200 Amp Electrical Service Panel**
- ✓ **Under Cabinet LED Lights** with light valance in the kitchen
- ✓ **Dimmer Switch** locations and associated dimmable light zones selected by homeowners

** Excludes two-story homes*



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KITCHEN

- ✓ **Stainless Steel Appliance Package** includes an attractive French door refrigerator with bottom drawer freezer, range hood with LED lights and 400 cfm fan vented to exterior, propane range, built-in microwave and dishwasher.
- ✓ **Bellmont Custom Cabinetry** with European frameless construction in many door styles, wood species and finishes. Features include soft-close operation, 110 degree door openings, and dovetail joinery.
- ✓ **Stainless Steel** or composite under-mount sinks
- ✓ **Grohe Fixtures**
- ✓ **Quartz Countertops**
- ✓ **Large Kitchen Island** with seating area
- ✓ **Full Height Backsplash** in tile or solid surface
- ✓ **Large Walk-in Butler's Pantry**

MASTER BATHROOM

- ✓ **Tall Dual-Sink Vanities**
- ✓ **Frameless Glass Shower Enclosures** with 180-degree swinging door & free-standing tubs
- ✓ **Comfort Height Toilets** with elongated bowls and soft-close seats
- ✓ **Quartz Kitchen-Height Countertops**
- ✓ **Grohe Plumbing Fixtures**
- ✓ **Heated Tile Floors** & tiled shower

HEATING & COOLING

- ✓ **ENERGY STAR® Qualified Components**
- ✓ **TRANE High-Efficiency Variable Speed Air Handler**

✓ **TRANE High-Efficiency Variable Speed Heat Pump** provides energy-efficient heating and cooling

✓ **TRANE Programmable Thermostat** with color touch screen and home automation

✓ **Hybrid Heat Pump Water Heaters** for energy efficiency

✓ **Knauf EcoBatt Insulation** reduces thermal energy consumption and greatly reduces the transmission of noise throughout the house. Sustainable/eco-friendly post-consumer recycled product.

✓ **Walls R21, Attic R60, Floors R30**

✓ **Air Tight Building Envelope.** All exterior sill plates and penetrations are sealed at the framing stage, then a liquid-applied vapor barrier is used to coat the exterior walls at the painting stage.

FLOORING

✓ **CRAFT Engineered Hardwood** with vapor barrier. Mechanically fastened and glued down with adhesive to prevent noise.

(In Common Areas)

✓ **Karastan Kashmere Premium** nylon carpet with Scotchgard™ stain-resistant treatment. 6 lb. pad with moisture block coating.

✓ **Tiled Floors in Bathrooms**



PAINT/DRYWALL

- ✓ **Sherwin Williams or Rhoda** professional-grade paint applied in thorough coatings for superior performance indoors and out. Interior is sprayed and then back-rolled for proper coverage.
- ✓ **Drywall Primed** prior to texture and again prior to paint for consistent coverage and easier touch-up
- ✓ **5/8" Drywall** used on the ceiling to prevent sagging
- ✓ **Flexible Brackets** used at truss attachment points to reduce cracks associated with uplift

GARAGES

- ✓ **Insulated Steel Garage Doors:** High-quality Amarr doors are made in the USA with American-made components.
- ✓ **Garage Floors:** Monolithic pour over vapor barrier using 3500 psi rated concrete with fiber mesh additive. High-quality trowel finish.
- ✓ **Electric Garage Door Openers** with exterior keypad access

- ✓ **Finished Garages** include attic and wall insulation. Walls and ceiling are textured and painted using the same process as the interior of the home.

WINDOWS & DOORS

- ✓ **Front Door:** Your choice of an 8'H designer entry door with sidelight windows. Smooth fiberglass construction for energy performance and low maintenance.
- ✓ **Interior Doors:** Select from a variety of contemporary or traditional solid-core profiles
- ✓ **Milgard Windows:** Low profile vinyl frames for unobstructed views. Glass features energy code compliant coatings and is argon gas filled for the Northwest climate. All windows come with screens and a lifetime glass breakage warranty to the original purchaser.
- ✓ **Three-Stage Painted Millwork** and window sills with apron casings.
- ✓ **Large 8' x 8' Sliding Glass Doors.** Some home plans come with large 8' four-panel sliding glass doors.



✓ 
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PERSONAL TOUCH

Our custom homes are not limited to the features and options highlighted in this brochure. We take great pride in our standard trim level but understand that your personal touch is what makes the home truly custom. Here are a few non-standard options we have added to other custom projects that we can discuss while designing your floor plan.



- Vaulted Ceilings
- Metal Roofs
- Security Package with Mobile Connectivity
- Pre-Wired LED Holiday Lights
- Heated Tile Floors in Guest Bath
- Integrated Backup Generators
- Solar Tubes & Additional Skylights
- Solar Panel Integration
- Instant Hot Water System
- Built-In Book Shelving
- Double Ovens
- Multi-Sink Kitchens
- Epoxy-Coated Garage Floors
- Wall-to-Wall Tile Floors

CREDENTIALS

BEST GENERAL CONTRACTOR

Sequim Gazette/Peninsula Daily News – *Best of the Peninsula*
2015, 2016, 2017, 2018, 2019, 2020, 2021

BEST OF HOUZZ SERVICE AWARD

2015, 2017, 2018, 2019, 2020, 2021, 2022

GUILDMASTER AWARD FOR SERVICE EXCELLENCE

2020, 2021, 2022

OVER 50 FIVE STAR REVIEWS

Facebook, Google & Houzz





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Come home to quality.



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