



Anderson Homes

CUSTOM DESIGNS





TRUSTED & RECOMMENDED BY MORE OLYMPIC PENINSULA HOMEOWNERS

Anderson Homes is a local third-generation builder with over four decades of experience building custom homes on the Olympic Peninsula. Our longevity and success are the results of a well-defined building process that is anchored in transparency, integrity, and value.

Meticulous craftsmanship, design excellence and quality materials distinguish an Anderson Home from other new homes. Our exclusive floor plans incorporate Universal Design concepts and Aging in Place features that deliver efficient living spaces, ease mobility, and provide maximum natural light.

We invite you to explore the special details showcased in this brochure and compare them to the offerings of other builders. We are confident you'll 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 designed floor plans
- ✓ Homes built with Universal Design concepts and Aging in Place features
- ✓ 9' ceilings throughout
- ✓ Walk-in closet in the master suite
- ✓ Wider doors and hallways for easier transit and passage
- ✓ Outdoor rooms 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 (VOCs)
- ✓ Lever-style entry/passage latches (*Taymore & Schlage*)
- ✓ Rocker-style light switches
- ✓ LED lighting
- ✓ 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, wall decor, or secure window treatments



- ✓ Utility sink in laundry room
- ✓ Ultra-quiet Panasonic exhaust fans
- ✓ Large windows in common areas provide abundant natural light
- ✓ Outlets are placed 18" off the floor for easier access
- ✓ Laticrete Permacolor Select high-performance grout in all tiled areas. Permacolor Select is crack and shrink resistant, certified low VOC, and features built-in antimicrobial protection to fight mold and mildew growth on the grout surface.
- ✓ 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
- ✓ Hot water recirculation system for prompt hot water delivery



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 Algae Defender® treatment
- ✓ **Siding:** James Hardie™ fiber cement 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. Rigid PVC pipe is used to tight line all downspout drains. This provides more efficient drainage and stronger connections.
- ✓ **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.
- ✓ **Soffits:** Enclosed/finished soffits with venting where applicable

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** houses all low voltage communication/technology wiring (Cat 6)
- ✓ **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
- ✓ 14 gauge primary wiring
- ✓ Five electrical circuits in the kitchen with one dedicated to the refrigerator
- ✓ Empty conduit is ran from the electrical panel to the attic to simplify future electrical connections

KITCHEN

- ✓ **Stainless Steel Appliance Package** includes an attractive French door refrigerator with bottom drawer freezer, range hood with LED lights and a 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 and 110 degree door openings.
- ✓ **Stainless Steel** or composite under-mount sinks
- ✓ **Grohe Fixtures**
- ✓ **Quartz or Granite 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**
- ✓ **Free-Standing Tubs** (floor plan dependent)
- ✓ **Tiled Shower with Niche**
- ✓ **Comfort Height Toilets** with elongated bowls and soft-close seats/lids
- ✓ **Tall Kitchen-Height Countertops**
- ✓ **Grohe Plumbing Fixtures**
- ✓ **Heated Tile Floors**

HEATING & COOLING

- ✓ **ENERGY STAR® Qualified Components**
- ✓ **TRANE 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. Variable mode operation.
- ✓ **Knauf EcoBatt Insulation** reduces thermal energy consumption and greatly reduces the transmission of noise throughout the house. Sustainable/eco-friendly post-consumer recycled product.
- ✓ **Thoroughly Insulated and Energy Efficient** – Walls R21, Attic R49, 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).
or
- ✓ **MSI Everlife® LVP and LVT Flooring** (in common areas)
- ✓ **Karastan Kashmere Premium** nylon carpet with Scotchgard™ stain-resistant treatment. 6 lb. rebound carpet pad with moisture barrier (in bedrooms)
- ✓ **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 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 Drywall Mount Brackets** are used at truss attachment points to reduce cracks associated with uplift

GARAGES

- ✓ **Insulated Steel Garage Doors:** High-quality American-made Clopay doors are available in a variety of traditional and modern styles.
- ✓ **Garage Floors:** Monolithic pour over vapor barrier using 3500 psi rated concrete with fiber mesh additive. Metal flashing used at wall/slab contact points. 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 Trinsic Series Windows** feature argon gas-filled air space and Low-E glass coatings for enhanced thermal performance. A fourth surface coating on the interior pane enhances the U-factor to triple pane performance levels. Windows include screens and a lifetime glass breakage warranty.
- ✓ **Three-Stage Painted Millwork** and window sills with apron casings.
- ✓ **Large 8' x 8' Sliding Glass Doors.** Some home plans include large 8' four-panel sliding glass doors.



Anderson Homes



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 spec. but understand that your personal touch is what makes the home truly custom. Here are a few optional items 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 Generator
- Solar Tubes & Additional Skylights
- Solar Panel Integration
- Built-In Book Shelving
- Double Ovens
- Multi-Sink Kitchens
- Epoxy-Coated Garage Floors
- Outdoor Fireplaces
- Custom Decks

CREDENTIALS

BEST GENERAL CONTRACTOR

Sequim Gazette/Peninsula Daily News – *Best of the Peninsula*
2015, 2016, 2017, 2018, 2019, 2020, 2021, 2023

BEST OF HOUZZ SERVICE AWARD

2015, 2017, 2018, 2019, 2020, 2021, 2022, 2023

GUILDMASTER AWARD FOR SERVICE EXCELLENCE

2020, 2021, 2022, 2023

OVER 80 FIVE STAR REVIEWS

Facebook, Google & Houzz

SERVING THE OLYMPIC PENINSULA FOR OVER 40 YEARS

OVER 700 HOMES COMPLETED





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