

## INCLUDED FEATURES

# GRACE

BY THOMAS JAMES HOMES

### ENERGY EFFICIENCY

- Dual glazed Low E windows with black or white interior frames (per elevation)
- Energy saving insulation
- Energy-efficient LED recessed lighting
- Solar-ready
- Full 10-year new home construction warranty

### INTERIOR

- 9' to 11' ceilings (per plan)
- Wide plank hardwood flooring with tiled baths and carpet (per plan)
- Interior laundry room with sink, cabinetry, quartz countertops, and dual stacking washer and dryer
- All-in-one washer/dryer at scullery and mud room (per plan)
- Chandelier and pendant lighting positioned above stairs, (per plan) dining, and kitchen island
- Spacious walk-in closet with built-in closet package at grand suite
- 5.1 pre-wired for speakers with surround sound at great room, 7.1 pre-wire at theater (if applicable per plan)
- Kitchen, loft, great room, and grand suite includes pre-wire for a pair of speakers in each room
- Smurf tube above all fireplaces with power outlet for TV
- Wine bottle shelving with tempered glass door (per plan)
- CAT6 wiring throughout
- Smooth finished drywall throughout
- Solid wood interior doors throughout

### TECHNOLOGY

- All-in-one smart home control
- Ring Video doorbell
- Wi-Fi ready programmable digital thermostat (per plan)
- USB outlets in kitchen and grand suite
- Pre-wiring for EV charging station

### EXTERIOR

- Curated collection of custom plans designed by local award-winning architects
- Contemporary, distinctive architecture with highly functional, open floor plans designed for maximum efficiency and value
- Insulated garage doors with Wifi ready opener, two transmitters and exterior keypad
- Rain gutters and downspouts at select locations
- Front and rear yard landscaping
- Privacy fencing
- Sand finished top cast for driveway/patio
- Cedar T&G soffits at entry and covered decks
- Composite decking or concrete pavers at deck(s) (when applicable)
- Smart Lock Entry Door Hardware
- Outdoor heaters included at covered outdoor living space(s)

### KITCHENS

- Quartz countertops with mitered edge and tile backsplash
- Sub-Zero and Wolf appliances
- Single bowl undermount sink with heavy duty garbage disposal
- Contemporary pull-down faucet
- Spacious walk-in pantry
- Center island with pendant lighting
- Soft-close cabinet doors and drawers
- Scullery kitchens (per plan)

### BATHS

- Soaking tub with tile surround or tile walk-in shower at secondary baths
- Freestanding soaking tub (most plans) and separate
- tile shower at grand bath
- Quartz countertops with mitered edge and 6" backsplash
- Undermount sinks with polished chrome faucets

### PERSONAL CUSTOMIZATION

The Thomas James Homes design team offers a wide variety of options to customize your kitchen, baths, backyard and more. Please consult a Home Buyer Specialist for details.

## THOMAS JAMES HOMES

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