

INCLUDED FEATURES

GRACE

BY THOMAS JAMES HOMES

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

INTERIOR

- 9' to 11' ceilings (per plan)
- Wide plank hardwood flooring with tiled baths (per plan)
- Interior laundry room with sink, cabinetry, quartz countertops, and single washer and dryer
- Chandelier or pendant lighting positioned above stairs (per plan), dining, and kitchen island
- Upgrade option: Spacious walk-in closet with built-in closet package at grand suite
- 5.1 pre-wired for speakers with surround sound at great room
- 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

ENERGY EFFICIENCY

- Dual glazed Low E windows with black or white interior frames (per elevation)
- Energy saving insulation
- Energy-efficient LED recessed lighting
- Solar panels
- 10-year limited warranty

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
- Top cast for driveway/patio
- Cedar T&G soffits at entry and covered decks
- Composite decking at deck(s) (when applicable)
- Smart Lock Entry Door Hardware
- Outdoor heaters included at covered outdoor living space(s)

KITCHENS

- Quartz countertops 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 in all plans

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 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.

THOMAS JAMES HOMES

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