

KIRKWOOD TERRACE



Luxury Homes in Sammamish

4,052 to 4,820 sf

Quadrant Homes has nearly 50 years' experience building, delivering and standing behind thousands of homes in hundreds of communities throughout Western Washington.

- With an industry-leading willingness to refer rate, Quadrant Homes is the winner of multiple national Guildmaster Awards for customer service.
- Quadrant's revolutionary construction methods are designed to deliver the highest quality home; inspected, monitored, and measured daily until completion.
- With a safety record unmatched by any other builder, our highly skilled construction vendor partners have been building our homes and standing behind their work.
- Our Design Studio has received national recognition, and was recently honored with the Gold Award for Best Design Center at "The Nationals."
- Quadrant Homes is a member of TRI Pointe Group, a family of premium regional homebuilders supported by the significant resources, economies of scale and thought leadership of a national foundation. Together this makes TRI Pointe Group one of the largest homebuilders in the U.S.

Feature highlights:

Inspiring entertainment kitchens

9 to 11 foot ceilings throughout

Smart home technology

California Closets organizers

Luxurious master baths



866.784.6637 quadranthomes.com/kirkwood-terrace | 820 245th Place NE Sammamish, WA 98074



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Each home at Kirkwood Terrace is custom designed by award-winning architects and interior design teams. No two homes are alike and the features and finishes were chosen by our professional designers to complement how each floorplan best lives.

Inspiring Entertainment Kitchens

- professional appliances by Thermador
- pantry storage system
- wine storage (plan specific)
- premium slab countertops – natural stone and quartz
- premium cabinetry fixtures with under cabinet lighting
- potfiller in main kitchen

Luxurious Bathrooms

- freestanding soaking tub in master
- tile floor systems by Wedi in all showers
- frameless glass enclosure showers in master, semi-frameless in secondary bathrooms
- heated tile floors and WiFi control by SunStat in all master baths
- dual showerheads with rain-can in all master showers
- Brizo or Delta fixtures

Extraordinary Curb Appeal

- 100 series windows by Anderson
- multi-stack sliding door by Western Window Systems
- unique custom landscape designs with mature trees
- insulated garage doors
- stained cedar fencing
- stylish metal roofing
- driveways with Top-Cast surface treatment

Premium Interiors & Finishes

- 9 to 11 foot ceilings on both levels
- premium engineered hardwood floors throughout
- solid hardwood treads on all staircases
- premium stain resistant carpet with 8lb pad
- premium tile floors & mosaics
- full-height decorative tile feature walls
- natural gas fireplaces unique to each home
- unique stonework
- specialty mirrors
- ample natural light
- custom cabinetry by Canyon Creek
- California Closets organizers in entry, master, and secondary bedrooms
- white painted wood wrapped windows throughout
- solid single panel interior doors
- custom designed laundry suites and cabinetry
- oversized bedrooms
- formal dining rooms in every home

Elevated Outdoor Living

- natural gas outdoor fireplace by Montigo
- covered decks, sun decks and skylights, prewired for outdoor heating

HomeSmart® Automation & Technology

- three Echo hands-free devices, activated and supported by Amazon
- Eero home WiFi system
- flat screen TV prewires in multiple locations throughout home
- audio prewired throughout home, including one room with 5.1 surround sound
- RG6, CAT6, and CAT5E jacks throughout home
- convenient USB charging outlets in multiple locations
- Ring Pro doorbell with motion detection, recorded and live-view video, and 2-way audio
- Liftmaster WiFi garage door opener with ultra-quiet belt-drive & battery backup
- Baldwin front door hardware with smart lock
- Caseta lighting control package by Lutron
- Nest learning thermostat
- DSC NeoTouch security system

Structural & Mechanical:

- curated specialty lighting fixture package for each home
- dual zone heating and air conditioning (per plan)
- two premium tankless water heaters with recirculation pump
- LED bulbs in recessed lighting

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