

Lone Pine



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

- We've worked with hundreds of homebuyers and design experts to create Flex Options for all our floor plans. Flex Options provide homebuyers with the flexibility to customize their home to fit their family and lifestyle needs.
- With an industry-leading willingness to refer rate, Quadrant Homes is the winner of multiple national Guildmaster Awards for customer service.
- Our LivingSmart® Program incorporates energy-saving strategies throughout the construction process – with innovative home-building techniques, and efficient appliances and lighting.
- 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.

**Brand new homes
in Poulsbo
2,382 – 3,049 sf**

Feature highlights:

Quartz slab countertops
Stainless steel appliances
5-piece master baths
9 ft ceilings throughout
Laundry suites
Mudrooms



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The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. Not all features and options are available in all homes. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, sex, sexual orientation, handicap/physical disability, familial status, or national origin. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Trails may be dangerous—use at your own risk. You must visit a Quadrant New Home Gallery to purchase a home. Please consult a New Home Advisor for specific price and other information for each community. Please see the actual purchase agreement for additional information, disclosures, and disclaimers relating to any home, homesite and/or the features thereof. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Our name and the logos contained herein are registered trademarks of TRI Pointe Group, Inc. and/or its subsidiaries. Contractor's License No. QUADRC*2210F. The exclusive real estate firm of The Quadrant Corporation is Quadrant Real Estate LLC – Real Estate License No. 19475. © 2019 The Quadrant Corporation, a member of the TRI Pointe Group. All rights reserved. 4/1/2019



Included features

Inspiring Kitchens for Entertaining

- 42" Merillat birch cabinets throughout in your choice of colors
- distinctive quartz slab countertops in kitchen with full height tile backsplash
- durable and realistic hardwood-look laminate flooring
- spacious kitchen island layouts
- walk in pantries and mudrooms (per plan)
- stainless steel Whirlpool gold gas cooktop and convection oven, microhood, and super capacity energy star dishwasher
- stainless steel undermount sink

Bathrooms & Laundries for the Way You Live

- 5-piece master suite including double sink raised vanity, soaker tub and separate shower (per plan)
- quartz slab counters with 4" backsplash in master bath, and hall bath
- easy to maintain vinyl flooring in your choice of colors and patterns in secondary bathrooms and laundry suite
- designer tile floor in master bath
- designer undermount stylish rectangular sinks in master and secondary baths
- Delta faucets in polished chrome finish throughout
- designer elongated toilets in all bathrooms

Structural/Mechanical:

- LivingSmart® features and energy efficient construction to help you save money and use less energy
- 10-year defined structural warranty
- Bryant 95% efficient gas forced air furnace
- Rinnai tankless natural gas high efficiency water heater
- designer lighting package in your choice of premium finish
- Decora rocker light switches
- all recessed can lighting includes LED bulbs

Exteriors with Curb Appeal

- your choice of exterior architectural styles
- lifetime architectural composition laminated shingle roof
- durable fiber cement siding in several designer-selected color schemes
- energy efficient, white vinyl windows designed for ample natural light
- Thermatru stylish and rugged fiberglass paneled front doors, resists dents and dings and will never corrode
- Wayne Dalton 8ft painted garage door with garage door opener
- front yard landscaping with decorative plants
- patio or deck (per plan/homesite)

Premium Interiors with Quality Finishes

- durable and realistic hardwood-look laminate flooring in kitchen, great room, entry, powder, hallway, pantry and mudroom in your choice of colors (per plan)
- durable Mohawk stain resistant carpet in your choice of colors includes 6lb. carpet pad
- natural gas fireplace with contemporary firebox, painted mantle and accent painted fireplace wall
- oversized bedrooms, most with walk in closets
- large laundry suites for maximum convenience (per plan)
- painted wood window sills on main and upper floors
- white painted millwork and doors throughout
- 9ft ceilings on main floor and upper floors

HomeSmart® Automation & Technology

- three Echo hands-free devices, activated and supported by Amazon
- Nest 3 learning thermostat
- Ring Pro doorbell with motion detection, video, and 2-way audio
- Liftmaster wi-fi garage door opener with ultra-quiet belt-drive & battery backup, compatible with Amazon Key
- Schlage Connect front door hardware, programmable with smart device
- Caseta lighting control starter package with bridge
- Eero router & wireless system
- flat screen TV prewire in great room
- rg 6 cable jacks in great room, loft & all bedrooms
- CAT6 network jacks in great room & master bedroom with phone jacks in master & kitchen.
- convenient USB charging outlets in multiple locations

Opportunities for Designer Home Personalization*

- flooring style & color for carpet, hardwood, laminate & tile
- countertops and backsplash styles & colors for kitchen & baths
- tile style & color for fireplace surrounds, shower surrounds & backsplashes
- millwork style & color, fully wrapped windows, & crown moulding
- hardware style & finish for kitchen & bathroom faucets & fixtures
- front door, interior door & cabinetry hardware style & finish
- lighting package style & finish
- interior paint color & finish
- window blinds
- closet organizers for master, pantry and/or garage
- washer/dryer and/or refrigerator
- fencing, rear yard landscaping and/or irrigation

*Ability to select certain features may depend on stage of construction. Consult a New Home Advisor for specific dates.