

PRE-CONSTRUCTION



**16621 SE 26th Place**  
**Bellevue, WA 98008**

OFFERED AT  
**\$2,950,000**



HOME SQ. FT.

**3,010**



LOT SQ. FT.

**7,875**



BEDS

**5**



BATHS

**4.5**

CUSTOMIZATION  
OPTIONS AVAILABLE

BUILT-IN SMART  
HOME TECHNOLOGY

### Experience a better way to build with Thomas James Homes.

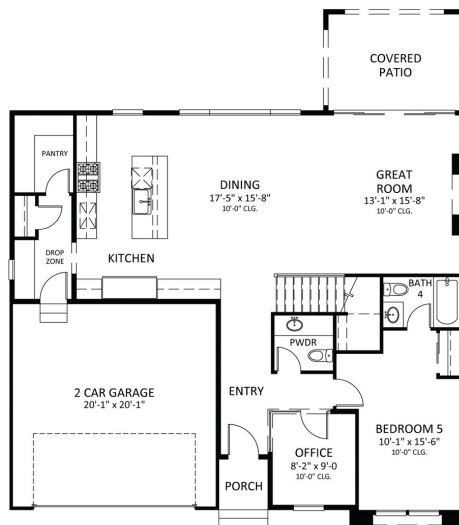
When you purchase this pre-construction homesite designated for one of our custom-quality plans, you can skip the bidding wars of new home buying and benefit from pre-sale advantages: significant savings through our program pricing; customizable design options to make it your own; transparent, guaranteed pricing and confirmed delivery date; first access to a new home in your desired neighborhood.

[16621SE26thPlaceTJH.com](https://16621SE26thPlaceTJH.com)

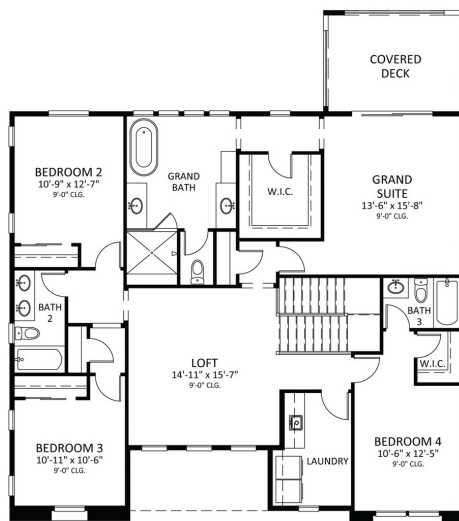




FIRST FLOOR



SECOND FLOOR



## FEATURES

- Exceptional location in West Lake Sammamish with quick commuter access via I-90 to DT Seattle
- Modern Farmhouse-style home with five bedrooms, four and a half bathrooms, and a two-car garage
- Outdoor living spaces include a heated and covered patio and deck for year-round entertainment options
- Sought-after main floor guest suite with a full bathroom - perfect for short term and long term guests
- Kitchen fit for a chef with a gas range, large island with bar seating, and spacious walk-in pantry
- Drop zone off the two-car garage
- Versatile office space and loft
- Convenient first floor powder bath
- Soaring ceilings and oversized windows
- Grand suite includes a soaking tub, large walk-in closet + dual sink vanities
- This home comes with a professionally curated design package

**Get in touch to learn more about this home and building with Thomas James Homes.**

REPRESENTED BY

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# INCLUDED FEATURES

16621 SE 26th Place

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## TECHNOLOGY

- Brilliant 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-wire for EV charging station
- Prewire for solar per WSEC (2015 Code only). 2019 Code will have a minimum 3k W Solar

## ENERGY EFFICIENCY

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

## 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.

## INTERIOR

- 9' ceilings (per plan)
- Wide plank engineered hardwood flooring with tiled baths
- Interior laundry room with sink, storage, quartz countertops, washer and dryer hookup
- Thoughtfully positioned recessed lighting throughout
- Spacious walk-in closet with built-in closet system 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.
- CAT6 wiring throughout
- Smurf tube from panel to attic for future satellite use
- Light dash textured finished drywall
- Solid core interior doors throughout

## KITCHENS

- Quartz countertops with mitered edge and tile backsplash
- Stainless steel 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

## 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 Liftmaster opener, two transmitters and exterior keypad
- Rain gutters and downspouts at select locations
- Front and rear yard landscaping
- Privacy fencing (per plan and lot conditions)
- Concrete back patio (per plan)
- Smart lock entry door hardware
- Outdoor heaters included at covered outdoor living space(s)

## 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
- White undermount sinks with polished chrome faucets

