



LUXURY RENTAL LIVING BY THOMAS JAMES HOMES

TECHNOLOGY

- Wi-Fi ready programmable digital thermostat
- USB outlets at grand suite
- Conduit and termination box in garage for electric vehicle charging station
- Ring doorbell

ENERGY EFFICIENCY

- Dual glazed Low E windows
- Energy-efficient tankless water heater
- Energy saving insulation
- Thoughtfully positioned, energy efficient
- LED recessed lighting

EXTERIOR

- Contemporary, distinctive architecture with highly functional, open floor plans designed for maximum efficiency and value
- Insulated garage doors with Wifi ready Liftmaster opener and two transmitters
- Rain gutters and downspouts at select locations
- Front and backyard landscaping
- Privacy fencing
- Concrete patio

INTERIOR

- 9' and 10' ceilings
- Wide plank vinyl flooring with carpeted bedrooms and tiled baths
- Spacious walk-in closet at grand suite
- Pre-wired for speakers at grand suite and great room
- CAT-6 at great room and bedrooms
- Pre-wired to side of home for connection to service provider
- Solid core interior doors throughout
- Window coverings throughout
- In unit washer and dryer included

KITCHEN

- Quartz countertops with mitered edge and tile backsplash
- Stainless steel appliances include
- Bertazzoni range, dishwasher and refrigerator with Frigidaire microwave
- Single compartment undermount sink with Insinkerator heavy duty garbage disposal
- Contemporary pull-down faucet
- Spacious walk-in pantry
- Center island with pendant lighting
- Soft-close cabinet doors and drawers

BATHS

- Baths include tubs and showers with tile surrounds
- Quartz countertops with mitered edge and 6" self-splash
- White undermount sinks with polished chrome faucets

TURNKEY | LUXURY RENTALS BY THOMAS JAMES HOMES

Turnkey is the new brand of for-lease single-family luxury homes by Thomas James Homes. With rentals in the best neighborhoods across Southern and Northern California, and the Pacific Northwest, Turnkey combines the financial flexibility and convenience of leasing with all the benefits of new home construction including contemporary floor plans, editorial finishes, and elevated amenities such as gourmet kitchens and private backyards. Quality-backed by the nation's largest single-lot new home replacement builder, Turnkey is the best way to rent and live like a new homeowner.

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