

Welcome Home To... Luce Estates

Where Space, Style & Serenity
Come Together



New Construction Homes by
Titan Homes NW



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WINDERMERE  REAL ESTATE

Meet Your Developer

Titan Homes NW is a full-service home builder rooted in the Camano Island community. A fully licensed Washington general contractor, the company brings over 25 years of experience serving Camano Island, Stanwood, and the surrounding Skagit and Snohomish counties. Founded in 2006 by Stanwood native and third-generation builder Jeff Glaspy, Titan Homes NW is built on a legacy of craftsmanship, integrity, and personalized service. Jeff and his team guide clients through every step of the building process, delivering a seamless experience with exceptional quality, meticulous attention to detail, and homes tailored to each client's vision.

Meet Your Listing Agent

Dianna Pence has been a proud member of the Windermere team since 2004 and specializes in listing new construction homes on Camano Island. Living and working in the community, she brings extensive experience and market knowledge to every listing. Dianna is dedicated to helping builders and sellers showcase their properties effectively, guiding each home from listing to sale with professionalism, expertise, and a personal touch.



Description of Material / Finishes

Garage

- All garages to be 2nd coat taped and painted to match interior
- Main garage door will have opener with 2 remotes
- Exterior keypad
- Mechanical equipment will be in garage ie: furnace, hot water tank, well pressure tank



Laundry

- Flooring to be LVT per finish option selection
- Cabinets per plan
- Wired for electric dryer



Kitchen

- Flooring to be engineered hardwood per finish option selection
- Shaker style cabinets to ceiling per finish option selection
- Quartz countertop with quartz backsplash to cabinets
- JennAir appliance package-range, refrigerator, dishwasher, hood vent, and Sharp microwave
- Range oven plumbed / wired for electric and gas

Living

- Flooring to be engineered hardwood per finish option selection
- Fireplace surrounded by hard surface to mantel, shiplap above mantel to ceiling

Entry / Hall

- Flooring to be engineered hardwood per finish option selection

Description of Material / Finishes

Office (for plans with office)

- Flooring to be carpet per finish option selection

Primary Bedroom

- Flooring to be carpet per finish option selection



Primary Bath

- Flooring to be tile per finish option selection
- Fiberglass shower pan with porcelain tile walls to ceiling and shower door
- Shaker style cabinets painted per finish option selection
- Quartz countertop with 4" quartz backsplash
- Dual sinks



Bedroom 2/3/4

- Flooring to be carpet per finish option selection

Bath 2

- Flooring to be LVT per finish option selection
- Tub with porcelain tile walls to ceiling
- Shaker style cabinets painted per finish option selection
- Quartz countertop with 4" quartz backsplash

Description of Material / Finishes

Interior / Mechanical Specifications

- 9' ceilings throughout main floor, vaulted in living room
- One paint color throughout
- White interior doors
- White painted millwork throughout
- Windows in common areas full wood wrapped, wood sill only all other windows
- Hisense furnace model AUH-3624
- Hisense heat pump model AUWR-3624P
- Navien tankless hot water model NPE210S2
- Heat & Glo propane fireplace model MDV3732
- Brushed nickel hardware throughout
- Wire shelving in closets
- Low voltage panel in master closet with TV prewired 2 locations, living and primary

Exterior Specification Details

- Cement based board siding with trim details in front gables
- Single main body color with single accent color at front gables and white trim
- Paint grade fiberglass Craftsman front door with decorative glass and electronic lock
- Concrete front porch with paved driveway
- Concrete rear patio or deck if needed
- One hot & cold faucet at front of garage, 1 cold faucet at rear of home
- White fiberglass dual pane windows with screens
- Landscaping will be completed around front entry way of home only
- Garage front lights on daylight sensor
- Solar panels



Available Upgrades

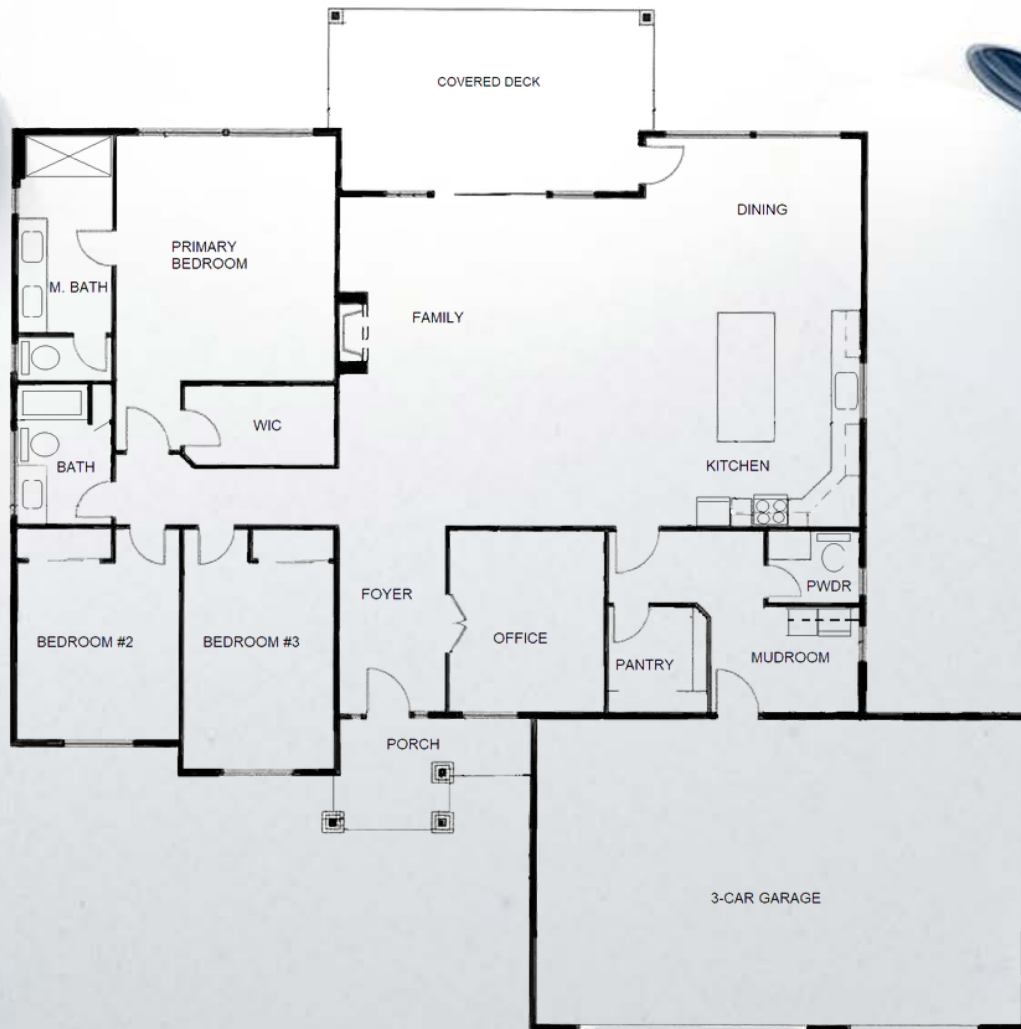
• Pre-Wired Generator Transfer Switch	\$1,000 + tax
• Switched Christmas Outlet Location 1	180 + tax
• Dedicated Freezer Circuit in Garage	425 + tax
• Opener for Third Garage Bay	800 + tax
• Hot Water Recirculation for Navien Tankless	2,750 + tax
• Utility Sink in Garage	1,800 + tax
• Black Hardware and Fixtures	1,900 + tax

Additional engineered hardwood by plan as follows:

2457	Primary Bedroom	\$2,775 + tax
	Office	1,050 + tax
2476	Primary Bedroom	2,520 + tax
	Office	1,507 + tax
2813	Primary Bedroom	3,022 + tax
	Office	1,762+ tax

TITAN HOMES NW

2457 Floor Plan



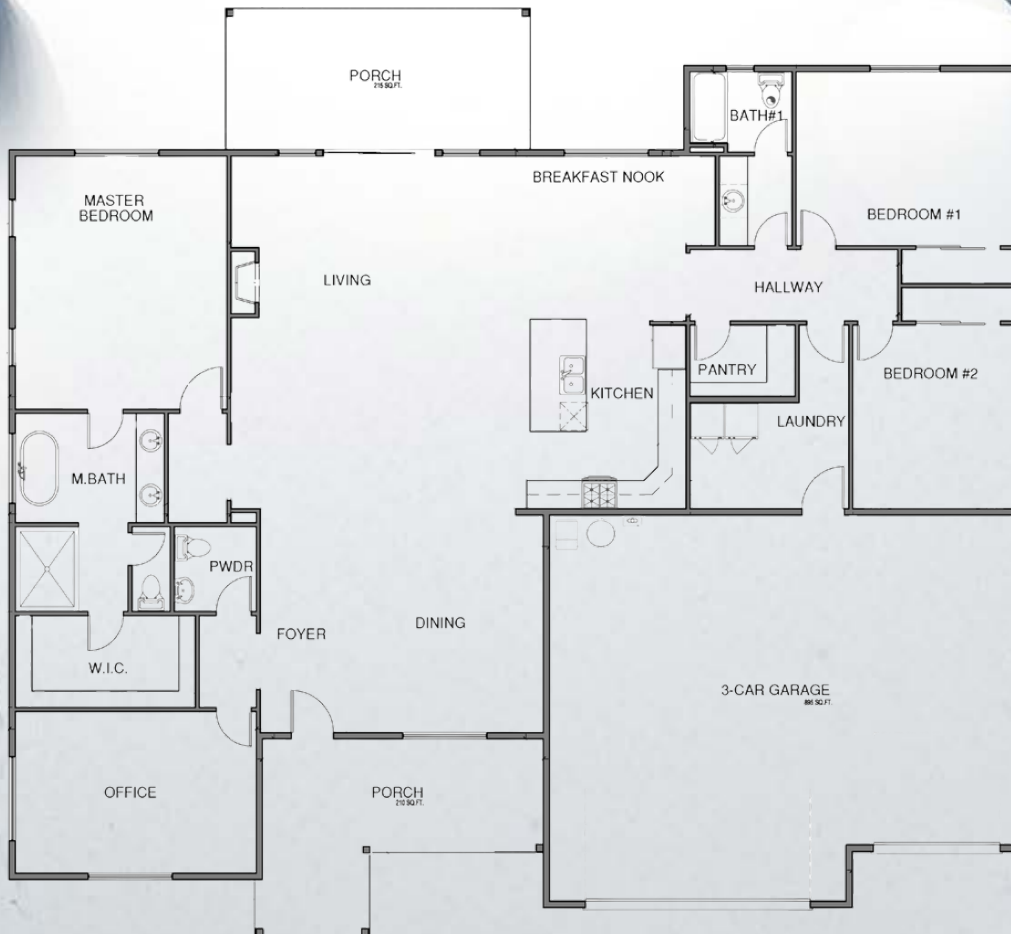
TITAN HOMES NW

2476 Floor Plan



TITAN HOMES NW

2813 Floor Plan





Amenities

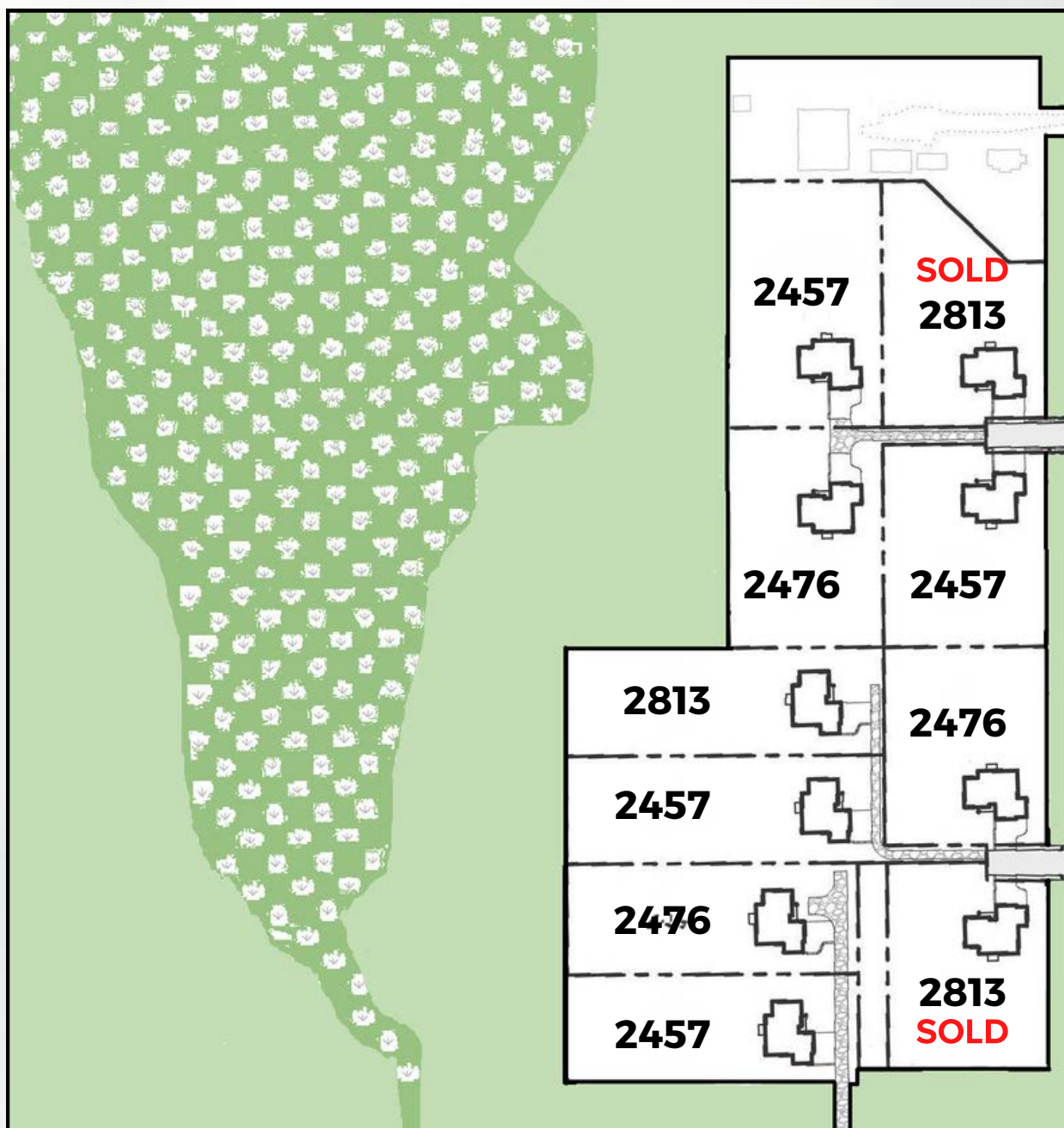
Luce Estates offers open skies, scenic views, and tranquil living, with the convenience of nearby schools, shopping, and quick I-5 access.

More than just a place to live, Luce Estates is a peaceful retreat that blends outdoor beauty with modern comfort:

- **Exclusive Community:** Only 10 spacious homesites, each approx. 1 acre
- **Flexible Design:** Choice of 3 thoughtfully crafted floor plans
- **Easy Living:** Single-level homes with open, flowing layouts
- **Outdoor Comfort:** Covered back patios ideal for relaxing or entertaining
- **Light & Space:** Vaulted ceilings and bright, airy interiors
- **Upscale Finishes:** Stylish details and stunning modern kitchens
- **Energy-Efficient Living:** Heat pump for comfort and solar panels for sustainability
- **Trusted Local Builder:** Quality craftsmanship, clean construction, and warranty-backed peace of mind

Plat Map

- Ten 1-Acre Lots
- 3 Floor Plans
- Single-Level Living
- 3-Car Garage



Modern design meets expansive one-acre living at Luce Estates. From open-concept layouts to upscale finishes and generous outdoor spaces, every detail is crafted for comfort, beauty, and lasting value. Discover a place where space, style, and serenity come together —

Welcome Home

27022 36th Avenue NW | Stanwood, WA