



# GARRETTE CUSTOM HOMES

SINGLE LEVEL  
AND  
PRIMARY-ON-MAIN HOMES



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## CUSTOM HOME BUILDING MADE EASY!

We've curated a collection of our most popular single-level and primary-on-the-main homes, all tailored to perfectly suit your lifestyle.

Explore our range of home plans, designed to cater to various needs, from a cozy 1,482 SF home to a spacious 4,397 SF multi-gen home with an upstairs bonus room offering up to 5 bedrooms. We are confident you'll find the perfect home that fits your unique requirements.

**Our commitment to you starts from day one.** Building your custom home is made easy with Garrette Custom Homes. We offer over 30 home plans, including these 19 award-winning single-level and primary-on-the-main homes, along with premium options to simplify the building process and make it more cost-effective.

**Choosing Garrette as your home builder means having a team with decades of experience in home building and land acquisition by your side.** We've successfully built hundreds of homes in various settings, giving us the expertise to accurately estimate costs, obtain permits efficiently, and deliver a finished home in as little as 9 months—nearly twice as fast as most home builders. Our focus on your budget and timeline not only saves you money but also eliminates surprises along the way.

**Taking the next step toward your dream home is simple.** Attend one of our New Home Building Seminars, where we'll guide you through the entire process and answer any questions you may have. Our experienced staff is here to support you every step of the way.

**For more information on our home plans or to register for an upcoming Homebuilding Seminar, reach out to us at (877) 506-1136 or email us at [Info@BuildGCH.com](mailto:Info@BuildGCH.com). We can't wait to embark on this exciting journey of building your dream home together!**



Elevation C



# THE EL DORADO

4,123 SF | 4-6 Beds | 3.5-4.5 Baths | 3-Car Garage

**Spacious floor plan with versatile second floor bonus room!**

The El Dorado plan includes upstairs bonus rooms that can be customized to best suit your family.

Elevation E



Elevation D



Additional upper floor options available!



LARGE LAUNDRY ROOM OPTION



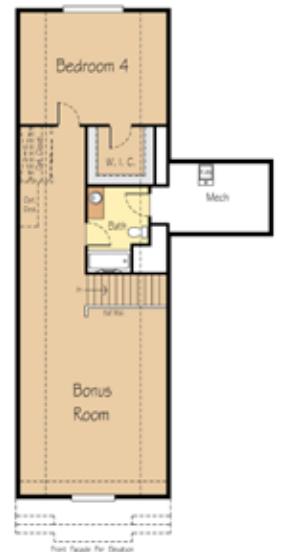
4TH BED OPTION

LARGE GLASS CUSTOM SHOWER OPTION



MAIN FLOOR

UPPER FLOOR



Elevation D



# THE SHASTA XXL

3,756 SF | 4-5 Beds | 3.5-4 Baths | 3-Car Garage

**Expansive single level plan with a roomy upstairs addition!**

This Shasta plan includes an upstairs media and bonus room, another bedroom and a full bath. The Shasta XXL entry hall and great room with dramatic 12' ceilings adjacent to a spectacular gourmet kitchen with a spacious island and large pantry.

Elevation C



Elevation F



MAIN FLOOR



LARGE CUSTOM SHOWER OPTION



LARGE GLASS CUSTOM SHOWER OPTION

OPT. BED 5 W/FULL BATH



UPPER FLOOR

Elevation F



# THE SHASTA XXL Multi-Gen

4,397 SF | 4-5 Beds | 3.5-4 Baths | 4-Car Garage

**Expansive home with multi-gen suite and spacious upstairs bonus and media room!**

This Shasta plan includes an upstairs media and bonus room, another bedroom and a full bath plus a multi-gen suite. The multi-gen suite features a private entrance, a garage, kitchenette, walk-in closet, and more!

Elevation C



Elevation D



OPT. BED 5 W/FULL BATH



LARGE CUSTOM SHOWER OPTION



UPPER FLOOR



MAIN FLOOR

Elevation F



# THE LIVINGSTON

3,650 SF | 4-7 Beds | 3.5-5 Baths | 4-Car Garage

**Spacious home with two-story great room, bonus room, and more!**

This expansive home offers an optional 6-car garage, a covered patio, and a private retreat in the primary bedroom.



OPT. LARGE CUSTOM GLASS MUD-SET SHOWER



Elevation F



# THE CASCADE

3,379 SF | 3-5 Beds | 2.5-4.5 Baths | 3-Car Garage

**The primary suite is a private oasis complete with a patio and a spacious walk-in closet!**

The spacious primary suite includes a private covered patio. Create your ideal man cave or kids play area in the second floor bonus room.

Elevation C



Elevation G



Additional upper floor options available!





Elevation D



# THE SHASTA XL

3,327 SF | 3-5 Beds | 2.5-4 Baths | 3-Car Garage

**Single level living with versatile upstairs bonus area!**

The Shasta XL floor plan includes an adaptable upstairs bonus area that can be used as a bonus room or a guest suite. The home also provides a formal dining room complete with a convenient butler's pantry to accommodate holiday gatherings.

Elevation A



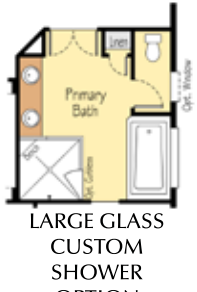
MAIN FLOOR



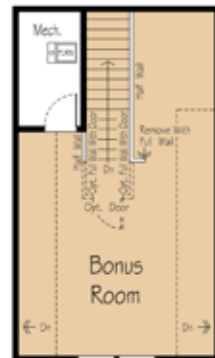
OPT. BED 5 W/FULL BATH



LARGE CUSTOM SHOWER OPTION



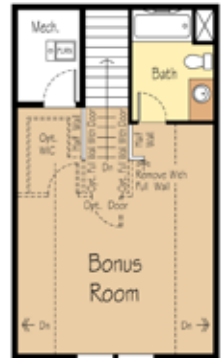
LARGE GLASS CUSTOM SHOWER OPTION



UPPER FLOOR



OPT. BONUS W/ BEDROOM AND FULL BATH



OPT. BONUS W/ CLOSET AND FULL BATH

Elevation F



# THE RAINIER

3,213 SF | 4-5 Beds | 2.5-3.5 Baths | 3-Car Garage

**Primary on the main allows for single level living!**

A dynamic staircase leads to a loft overlooking the window-filled great room, or create your ideal man cave or kids play area in the optional second floor bonus room.

Elevation D



Elevation B



\*Ask your sales consultant for more elevation options for this home



MAIN FLOOR



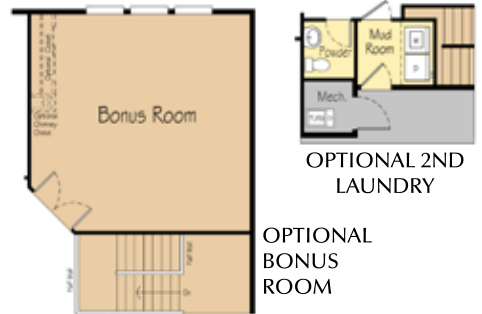
LARGE CUSTOM SHOWER OPTION



LARGE GLASS CUSTOM SHOWER OPTION



UPPER FLOOR



OPTIONAL 2ND LAUNDRY

OPTIONAL BONUS ROOM



JACK & JILL OPTION



Elevation D



# THE SHASTA

2,909 SF | 3-4 Beds | 2.5-3 Baths | 3-Car Garage

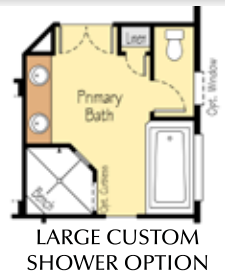
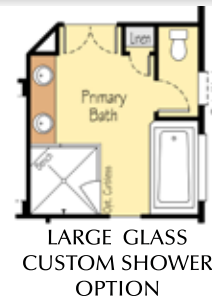
**A true single level with dramatic 12' ceilings in the entry and great room!**

This popular home plan provides a spa-like primary suite featuring a wonderful soaking tub and an over-sized walk-in closet, plus a 4th bedroom option, all on one floor.

Elevation A



Elevation F



Elevation D



# THE SIERRA

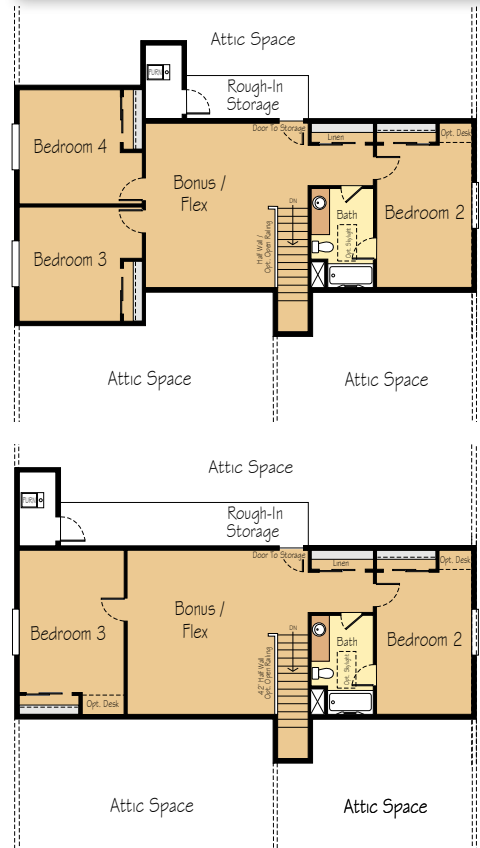
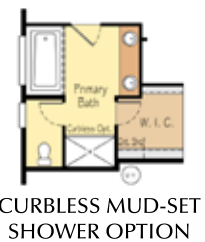
2,893 SF | 3-5 Beds | 2.5-3.5 Baths | 3-Car Garage

**One-level living with a large primary suite on the main floor!**

The Sierra features a large primary suite on the main floor that is set apart from the other bedrooms. The formal dining room includes a convenient butler's pantry connected to the gourmet kitchen. An optional 4th bedroom creates a second primary suite on the main floor.



Elevation A



OPTIONAL 4TH BEDROOM UPSTAIRS

Elevation A



# THE SIERRA Multi-Gen

2,974 SF | 4-5 Beds | 3.5 Baths | 3-Car Garage

**One-level living with multi-gen suite!**

The Sierra Multi-Gen features a ground level secondary living space that includes a bedroom, sitting room, kitchenette, walk-in closet, bathroom, and private entrance.

Elevation B



MAIN FLOOR



LARGE MUD-SET SHOWER OPTION



CURBLESS MUD-SET SHOWER OPTION



UPPER FLOOR



OPTIONAL 4TH BEDROOM UPSTAIRS

Elevation F



# THE ST. HELENS

2,596 SF | 3-4 Beds | 2-3 Baths | 2-3 Car Garage

**A single-level home that lives as large as a two-story!**

The St. Helens features a villa-style kitchen that opens to the spacious great room. The primary suite is set apart from the rest of the home, offering you a private and relaxing getaway.

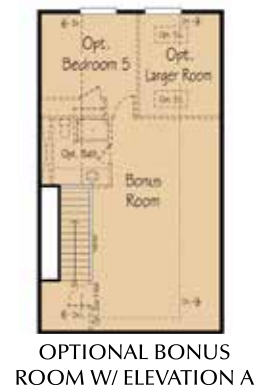
Elevation D



**More Bonus Options Available!**



MUD-SET SHOWER OPTION



Elevation D



# THE HENDERSON

2,546 SF | 3-5 Beds | 2.5 Baths | 3-Car Garage

**Enjoy the convenience of single-level living with an upstairs bonus room!**

The Henderson features an open, spacious floor plan. The gourmet kitchen is joined to the dining room which open to the great room. The entryway den makes a perfect home office, and the primary suite includes a soaking tub and oversized walk-in closet.

Elevation B



Elevation E



MAIN FLOOR



UPPER FLOOR







Elevation A



# THE WHITNEY

2,205 SF | 3 Beds | 2-3 Baths | 2-Car Garage

Elevation B



Elevation D

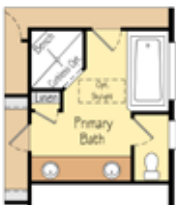


**An open single-level home with a spacious parlor!**

Effortlessly entertain with an open gourmet kitchen and spacious great room. The parlor off the entryway makes a great home office, hobby room, or guest room. The primary suite is a private oasis with many options and a spacious walk-in closet.



SOAKING TUB OPTION A



MUD-SET SHOWER OPTION B



LARGER MUD-SET SHOWER OPTION C



MAIN FLOOR

\*Ask your sales consultant for more elevation options for this home



MAIN LEVEL OPTION

Elevation B



# THE SENECA

2,098 SF | 3 Beds | 2-2.5 Baths | 3-Car Garage

**Spacious single level living with an included 3-car garage!**

The Seneca features spacious single level living and 11' ceiling in the great room, perfect for entertaining or enjoying Pacific Northwest views.

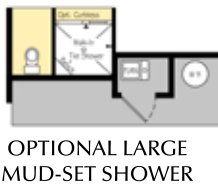
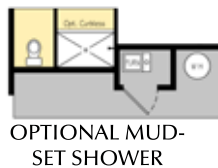
Elevation A



Elevation C



Elevation D



Elevation H



# THE MOLALLA

2,005 SF | 2-4 Beds | 2-3.5 Baths | 2-Car Garage

**A flexible single level home with an optional bonus room!**

Choose your favorite features in the Molalla like a bonus room or 4th bedroom. The included den makes the perfect home office or hobby room.

Elevation A



Elevation D



\*Ask your sales consultant for more elevation options for this home



**Bonus Room Option Available!**

Elevation D



# THE MCKINLEY

1,982 SF | 3-4 Beds | 2 Baths | 2-Car Garage

**A flexible single level home with an optional bonus room!**

Choose your favorite features in the McKinley like a bonus room or 4th bedroom. The included den makes the perfect home office or hobby room.

Elevation B



Elevation F



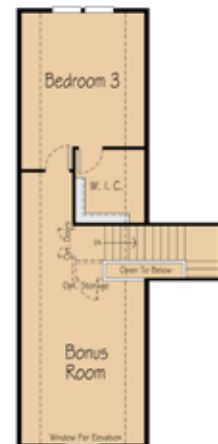
\*Ask your sales consultant for more elevation options for this home



MAIN FLOOR



OPTIONAL FOURTH BEDROOM



OPTIONAL BONUS WITH BEDROOM



OPTIONAL BONUS EN SUITE

**Bonus Room Option Available!**

# BOOK YOUR FREE SITE COST EVALUATION TODAY!



Take the mystery out of site development. Book a free site cost evaluation today!\*

Our experienced Site Development Manager will meet with you and your New Home Sales Consultant on your land to talk to you about what you want to build. We will then create a line item breakdown of what we think it will cost to develop your site and build your dream Garrette Custom home!

## The Site Cost Evaluation includes:

- Estimated Building Permit fees
  - Estimated well drilling cost
- Preliminary GIS mapping review for habitat and wetlands
  - Power development estimate
  - Septic design and installation cost estimate
- Preliminary review of stormwater requirements and costs
  - Estimated cost of driveway installation and paving
  - Grading and clearing cost estimate
- House placement recommendation by Site Development Manager

\*Customer must own their land or be in contract to purchase the land. Land must be within our build area.



1,910 SF | 2-3 Beds | 2-2.5 Baths | 2-Car Garage



1,814 SF | 3 Beds | 2 Baths | 2-Car Garage





Elevation F

# THE MARSHALL



Elevation D



Elevation E



Elevation A

1,805 SF | 3 Beds | 2 Baths | 2-Car Garage



Elevation A

# THE SILVERTON



Elevation D



Elevation E



Elevation F

1,482 SF | 2-3 Beds | 2 Baths | 3-Car Garage



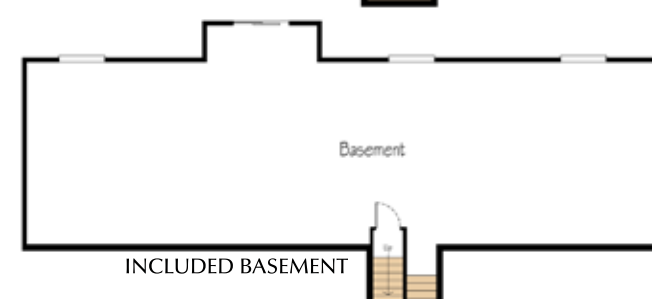
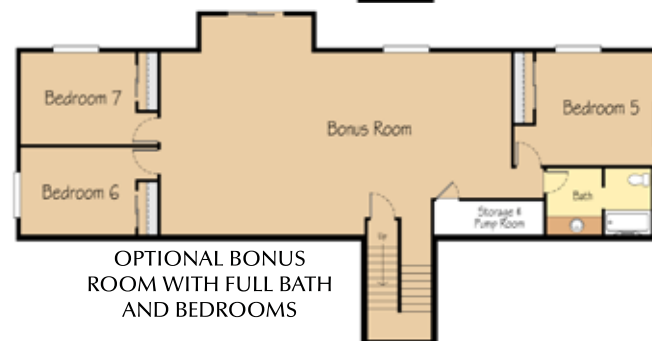
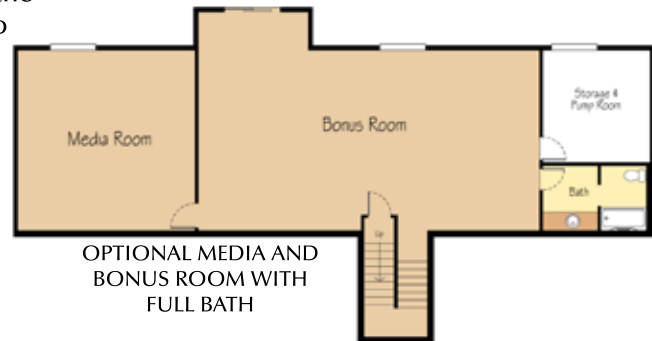


# THE SHASTA Daylight Basement

4,460 SF | 3-7 Beds | 2.5-4 Baths | 3-Car Garage

**Spacious home plan with daylight basement and 12' ceilings in the great room!**

The spacious great room offers 12' ceilings in the Shasta and the flexible basement allows you to pick the features that work for you.



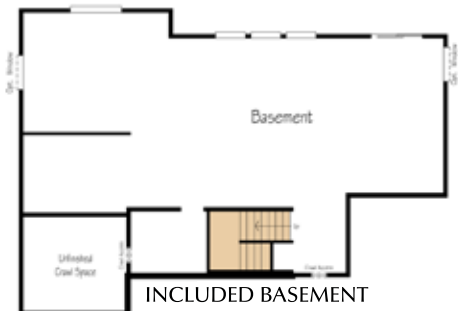


# THE RAINIER Daylight Basement

4,130 SF | 4-6 Beds | 2.5-4.5 Baths | 3-Car Garage

**Spacious home plan with daylight basement and a two-story great room!**

The spacious great room offers 12' ceilings and the flexible basement allows you to pick the features that work for you.



Elevation D



# THE FORTE Daylight Basement

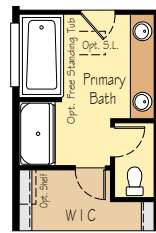
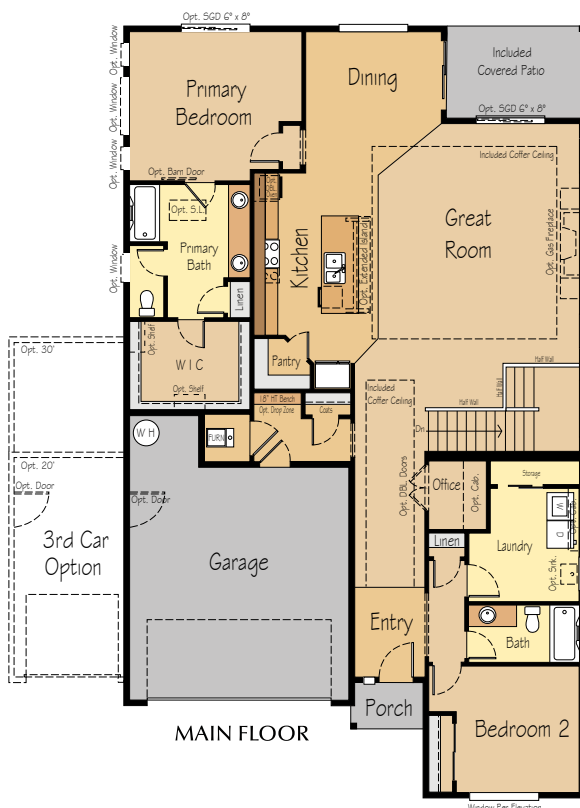
2,738 SF | 3-4 Beds | 3-3.5 Baths | 2-Car Garage

Elevation B

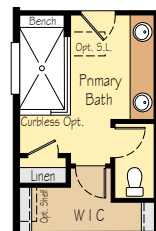


**Spacious home plan with daylight basement and an included covered patio!**

The spacious great room opens to the gourmet kitchen perfect for entertaining. The daylight basement offers the perfect secondary living space.



SOAKING TUB OPT.

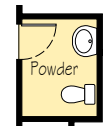
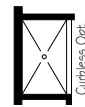


MUD-SET SHOWER OPT.



INCLUDED BASEMENT W/ SHOP

STANDARD MUD-SET SHOWER OPTION



POWDER ROOM OPTION

# Personalize Your Dream Home in our **DESIGN STUDIO**



Choose from hundreds of personal features in our design studio with help from our expert designers. You will also have the opportunity to attend our Design Studio Preview Event to have a sneak peek into your design studio experience. Scan the QR Code below to sign up for our Design Studio Preview Event!

11815 NE 99th St #1200  
Vancouver, WA 98682



4802 Tacoma Mall Blvd  
Tacoma, WA 98409



For more information on any of these home plans or to register for an upcoming New Home Building Seminar, please contact us at (877) 506-1136 | Info@BuildGCH.com



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