



essence
by MainVue

ESSENCE BY MAINVUE

Beautiful Inclusions in Every Essence Home.

In Essence, we value important essentials. It's why we design essentials into contemporary and beautiful inclusions.

Within The Essence Collection by MainVue Homes, craftsmanship and visual appeal are one in the same. Simultaneously, Essence choices meet homebuyers at an attainability place that ensures your comfort is right at home with your pricing sweet spot.

It's a new reality: an Essence era of stylish, easy living crafted with four savvy home designs flush with multiple interior color palettes and yet another four stylish exterior color scheme variations.

Modern, stylish open floor plans are a given within The Essence Collection. After that, it boils down to our particulars and specifics. And it starts from within.

Your Essence Kitchen will always be a recipe for success and modern aesthetics because Stainless Steel KitchenAid appliances complement Quartz-

topped service islands and countertops. In the Bathrooms, Luxury Vinyl Tile flooring enhances the oasis-like inclusions assuring primetime pampering. Authentically beautiful wide-plank timber-look flooring, meanwhile, adds a gracious touch for main-level living areas. And Essence coziness is built into each home with extra-efficient energy systems that warm your shower, heat every room and cast nuanced lighting throughout.

Inclusions extend outside, too, where all-season hardscapes are enhanced by native plantings, reliable roofing and attractive siding on Northwest craftsman to modern stylings.

For smart designs that are built right, The Essence Collection by MainVue works to make sure essentials are inclusions. There's no reason not to make all of these yours.

Discover Essence Inclusions at www.EssenceByMainVue.com/Inclusions



Kitchen Inclusions



APPLIANCES

Stainless Steel KitchenAid Microwave and Hood with 1000-watt Microwave hood and powerful ventilation fan

30" KitchenAid Gas Range with Even-Heat™ True Convection oven technology, blue enamel interior finish and 5 concealed burners

Large capacity KitchenAid Dishwasher with third level, easy glide rack and easy access control panel

CABINETRY

European style, soft-close frameless cabinetry with discrete hinges, Satin Nickel pulls and extended 40" tall upper cabinets

SURFACES

Heat, scratch and stain-resistant non-porous Quartz countertop and Kitchen island surfaces

4" Slab backsplash lining Kitchen countertop

ISLAND

Polished Quartz capping the Kitchen island with deep overhang and plenty of under counter storage

SINK

Large, single bowl Sink in anti-bacterial Stainless Steel finish

Sleek, Chrome Kohler Kitchen faucet with adjustable spray head, ProMotion® technology and temperature memory

Powerful 1/2 horsepower garbage disposal

STORAGE

Enclosed Pantry spaces with 4 rows of white wire mesh shelving*

LIGHTING

Energy Efficient LED flush mount lighting carefully placed throughout your open-flow Kitchen

Alabaster glass fixtures with brushed Nickel finish in Pantry spaces



Whole Home Inclusions

FLOORING

Wide-plank, timber-look flooring throughout main floor featuring a surface that's easy to clean, and resistant to stains, dents, fading and scratches

Plush carpeting in Bedrooms, Bonus Rooms, Stairs and Hallways with high density, cushioned padding thoughtfully coordinated with your home's color scheme

Scratch-and stain-resistant Luxury Vinyl Tile flooring for long lasting durability found in the convenient Utility Room, Primary Bathroom and Hall Bathroom

COLOR SCHEMES

Select from four designer color schemes carefully crafted by the MainVue Homes design team



LIGHTING

Energy efficient flush mount recessed can lighting throughout Kitchen, Living Room, Dining area, Foyer, Hallways and Primary Bathroom

Alabaster glass lighting fixture with brushed Nickel finish in Home Office, Bonus Room, Walk-in Closet, Utility Room, Pantry and Storage closet under stairs

DOORS

Clear glass door with fiberglass surround and Chrome deadbolt handle set at entry Foyer and Patio*

Stylish, white solid core interior doors throughout with raised two-panel design and Chrome handles and hardware

FINISHES

Modern finishes throughout each Essence home including square edges and walls finished with light fog and dash textures

STORAGE AND UTILITY SPACES:

Find storage convenience in Walk-in Closets, Linen Closets, Coat Closets, Kitchen Pantry and Utility Room with variations of white mesh wire shelving

Primary Bathroom Inclusions



SURFACES

Heat, scratch and stain-resistant non-porous Quartz countertop capping off the expansive double vanity

SINKS AND FAUCETS

Kohler rectangular vessel style sinks with rounded edges are low maintenance and easy to keep clean

Chrome finish, single handle Kohler faucets easily control water flow and temperature

CABINETRY

European style, soft-close frameless cabinetry with discrete Chrome finish hinges and Satin Nickel pulls

MIRROR

Frameless 42" high sheet mirror rises from countertop to vanity lighting set

LIGHTING

Soft, designer vanity lighting features four lights in each fixture with Chrome finish and opal-etched glass

FLOORING

Stain, scratch and wear-resistant Luxury Vinyl Tile flooring selected for each color scheme and designed into a modern 12" x 24" large format pattern for a luxury look



SHOWER

White finish, semi-frameless 70" tall enclosed shower with sliding door, Chrome finish towel bar and integrated shelving

Kohler Sterling Medley shower faucet set in Chrome finish

SOAKING TUB

60" drop-in soaking tub with stylish tile backsplash, Moen wall-mounted Chrome finish faucet, durable Vikrell material and comfortable armrests lining each side

TOILET

Sturdy and reliable Gerber Maxwell two-piece elongated toilet with Chrome finish tank lever

Secondary Bathroom Inclusions



HALL BATHROOMS

SURFACES

Quartz countertop at vanity featuring heat, scratch and stain-resistant qualities

SINK AND FAUCET

Contemporary round, drop-in sinks that are low-maintenance and easy-to-clean

Kohler Sterling Medley Chrome faucet set with easy control non-porous finish for fighting stains

CABINETRY

Soft-close, European style frameless cabinetry with discrete Chrome finish hinges and Satin Nickel pulls

MIRROR

Frameless 42" high sheet mirror rises from countertop to vanity lighting set

LIGHTING

Soft, designer vanity lighting features three lights in each fixture with Chrome finish and opal-etched glass

COMBINATION TUB SHOWER

Tub shower combination in a brilliant white finish features convenient built-in shelving, Chrome finish hardware for precise water control and crafted with durable Vikrell material that's easy-to-clean

FLOORING

Luxury Vinyl Tile flooring that is stain, scratch and wear-resistant, and designed into a modern 12" x 24" large format pattern for a luxury look

POWDER ROOMS

SINK AND FAUCET

Pedestal-style sink in classic white and round design with Kohler Sterling Medley faucet in Chrome finish

FLOORING

Wide-plank, timber look flooring throughout main floor featuring a surface that's easy to clean, and resistant to stains, dents, fading and scratches

LIGHTING

Soft designer, pendant style lighting fixture with Opal-etched glass

MIRROR

61" tall rectangular sheet mirror perfectly centered over sink



Exterior Inclusions



COVERED PATIO*

Step onto your Covered Patio through a sleek and modern clear glass door with fiberglass surround complete with keyed Chrome handle set

COLOR SCHEMES

Select from a palette of 4 color schemes selected by MainVue Homes' professional design team

Expand options even further by considering versions of Sunrise and Nightfall variations applied to all 4 exterior color schemes

LIGHTING

Stylish, black finish, wall mounted light with frosted glass inserts illuminates the front of your Essence home

Light up your Patio space with a wall mounted, glass cylinder light with black finish

LANDSCAPING

Leading-edge landscaping package includes carefully selected native plants ready for all seasons in the Pacific Northwest

FENCING

6' stained Cedar fence frames the side and rear yard with pedestrian gate and built for durability and longevity

GARAGE DOORS

Contemporary garage doors feature a 4-panel Ranch design with added accent windows allowing a flood of natural light into your two-car garage

Powerful 1/2 horsepower chain-drive opener including two remote transmitters

SIDING AND ROOFING

Versatile siding styles create unforgettable curb appeal and designed to be long-lasting in a smooth finish

Weather resilient roofing materials built with fiberglass mat, built-in algae resistance and exceptional bonding applied

DRIVEWAYS AND LEADWALKS

Durable, non-skid, exposed aggregate designed into driveways, walkways and Front Porch landing



Energy Efficiency Inclusions



ENERGY SAVING APPLIANCES

Enhance your good taste with an array of KitchenAid energy-efficient appliances – from the dishwasher, gas range, and microwave/hood combination

GAS FURNACE

Start planning your cozy moments now with this extra-efficient gas furnace excelling with up to 98.5% certified AFUE (Annual Fuel Utilization Efficiency). The furnace is located inside the home in a centralized conditioned and heated space

HEAT PUMP

Look no further for one of the “greenest” ways to heat and cool your home. The dual heating and cooling capabilities of your high efficiency Essence heat pump system are powered by renewable energy

PROGRAMMABLE THERMOSTAT

Precisely control indoor temperatures and humidity for customized-to-you comfort and energy efficiency with a programmable digital thermostat connected to the furnace and heat pump

HYBRID ELECTRIC WATER HEATER

Boast a bit about your ENERGY STAR rated water heater. It's four times more efficient than a standard electric tank and is ideally sized for your home to maximize efficiency

INSULATION

Stabilize and maintain a comfortable whole-home temperature with R49 blown fiberglass attic insulation, and R21 fiberglass batt insulation in exterior walls

LED LIGHTING

Maximize broad and precise lighting while decreasing energy usage with LED lights intentionally located throughout your Essence home

STRATEGIC WINDOWS

Earn an entirely new point of view when strategically placed windows – engineered for maximum efficiency – bring on artistry and natural light. Their dual-glazed, low E-glass makeup dramatically improves lighting while reducing heating and cooling costs

Ask us about all inclusions in your new Essence home.



ESSENCE BY MAINVUE

**In Essence, you'll
know you're home.**

1.800.764.8171

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