



**On Your Lot,
On Time,
Built Right!**

IT'S ALL ABOUT

Quality & Value

William Sundby founded HiLine Homes in 1996. With decades of building experience, he had the goal of building high quality, reasonably priced homes for families. Bill understood how important it was to build a home that not only fit daily needs, but fulfilled dreams and also helped his customers build personal equity. Today HiLine Homes' talented team of professionals continues this tradition, realizing a home is a welcome retreat after a long day-where family comes together, bonds grow stronger, and where lasting memories are made for years to come.



Our customers come from all walks of life — young couples raising children, families desiring a vacation property near the ocean or mountains, retirees looking to “right-size” their homes. What they all share is a desire to own a new home they can enjoy and take pride in. One that meets their immediate needs and lifestyle. A place that becomes part of their legacy.

In creating your dream, we build feature-rich homes on your land, using only quality materials and proven building methods. By utilizing one of our many professionally designed plans, we can control costs and streamline the building process while giving you peace of mind and creating value for years to come. HiLine Homes utilizes volume buying power and efficient building systems to build your dream home according to your vision, within your budget, on your property.

Our Promise

Guaranteed Build-Time

You'll receive a written guarantee that your home will be substantially complete within 190 days from the start of the foundation. If it isn't, we'll pay you \$100 for every day we go over.

(\$2,000 maximum - See “Our Promise Certificate” for details).

Price Lock Guarantee

You receive 120-day price protection from the day you order your home. Once construction starts, your price is locked until completion.

HiLine Homes Exclusive 10 Year Limited Warranty

Every new home includes our HiLine Homes' Exclusive 10 Year Limited Warranty to help protect your investment.

(See our warranty certificate for details).

Multi-Point Quality Control System

We ensure that every home we build will meet the highest standards possible and goes through our multi-point quality control system.

Communication

You'll always receive clear, and timely communication from our team members. We will always follow up with you regarding your questions and concerns.

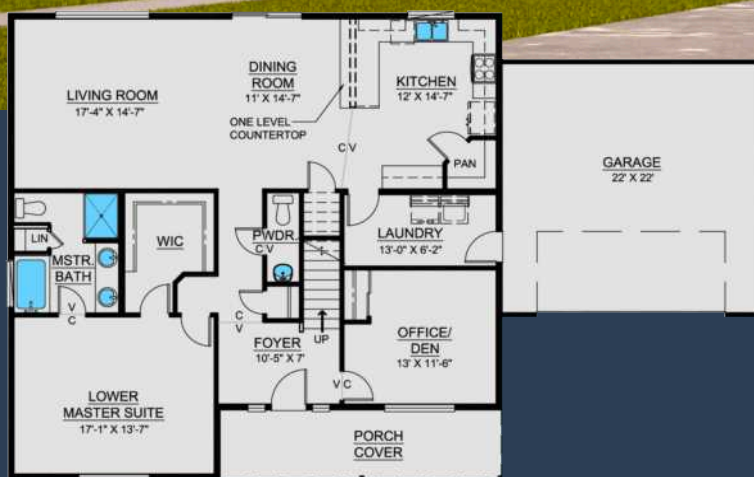
We invite you to visit one of our model home centers and speak to a Home Consultant today!



360°

Virtual
Tour
Available

HiLineHomes.com



64'-0"

42'-0"



Plan | 3072

Living Area | 3072 sq ft

Bedrooms | 4 + Den,

Bonus

2 Master Suites

Baths | 3-1/2

2 Car Garage

Standard Elevation



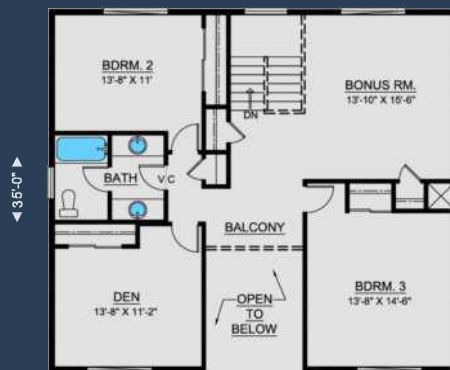
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360°

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Tour
Available
HiLineHomes.com



FIRST FLOOR



SECOND FLOOR

Plan | 2686

Living Area | 2686 sq ft

Bedrooms | 4 + Den

Baths | 2-1/2

2 Car Garage

Standard Elevation



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360°

Virtual
Tour
Available

HiLineHomes.com



Plan | 2592

Living Area | 2592 sq ft

Bedrooms | 3

Baths | 2

2 Car Garage



OPTIONAL POWDER

Standard Elevation



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◀ 74'-0" ▶



Plan | 2576

Living Area | 2576 sq ft

Bedrooms | 4

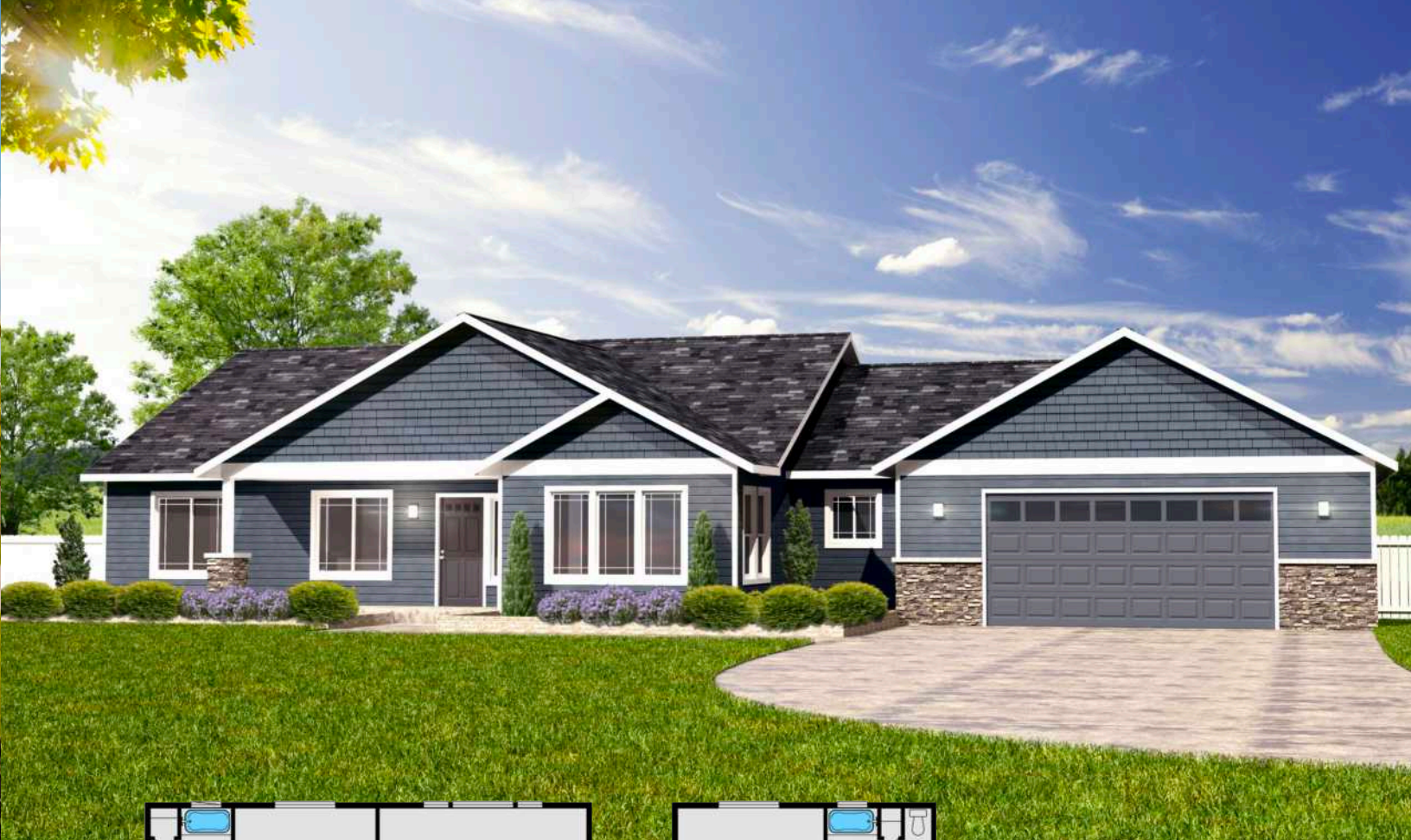
Baths | 2

2 Car Garage

◀ 48'-0" ▶

Standard Elevation





Plan | 2494

Living Area | 2494 sq ft

2 Master Suites

Bedrooms | 4

Baths | 3-1/2

2 Car Garage

Standard Elevation



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Plan | 2443

Living Area | 2443 sq ft

Bedrooms | 3 + Den

Baths | 2-1/2

2 Car Garage

Standard Elevation





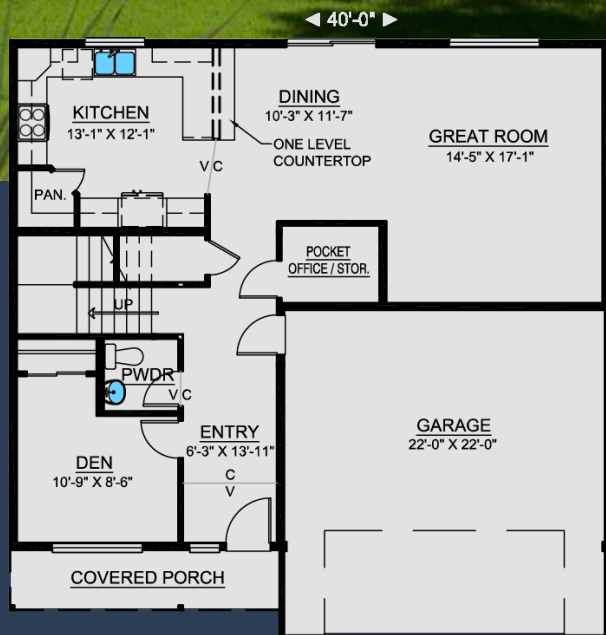
Plan | 2373

Living Area | 2373 sq ft

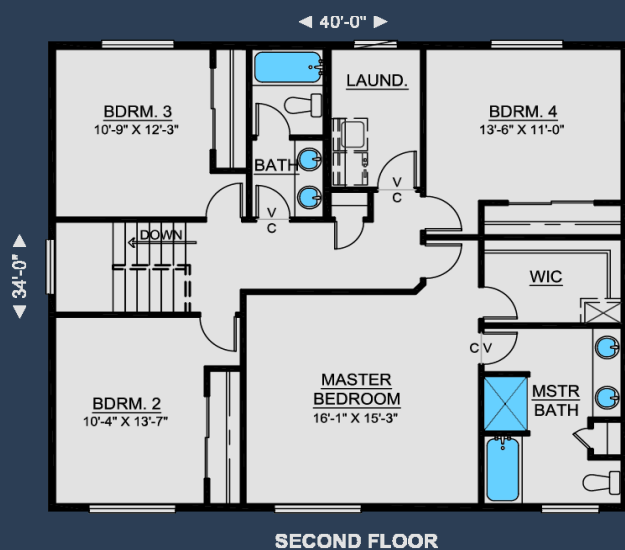
Bedrooms | 4 + Den

Baths | 2-1/2

2 Car Garage



Standard Elevation





◀ 56'-0" ▶



Plan | 2345

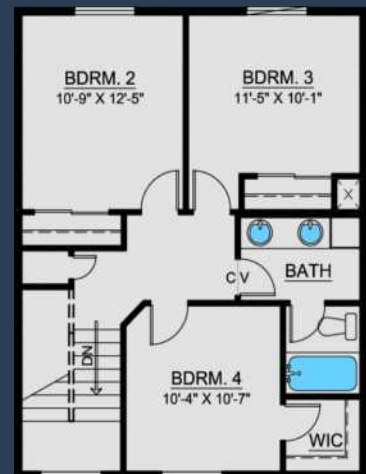
Living Area | 2345 sq ft

Bedrooms | 4 + Den

Baths | 2-1/2

2 Car Garage

◀ 23'-5 1/2" ▶



◀ 30'-0" ▶

◀ 52'-0" ▶

360°

Virtual
Tour
Available

HiLineHomes.com



Plan | 2320

Living Area | 2320 sq ft

Bedrooms | 4

Baths | 2-1/2

2 Car Garage



Standard Elevation



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Plan | 2318

Living Area | 2318 sq ft

Bedrooms | 4

Baths | 2-1/2

2 Car Garage



Standard Elevation





◀ 48'-0" ▶



Plan | 2302

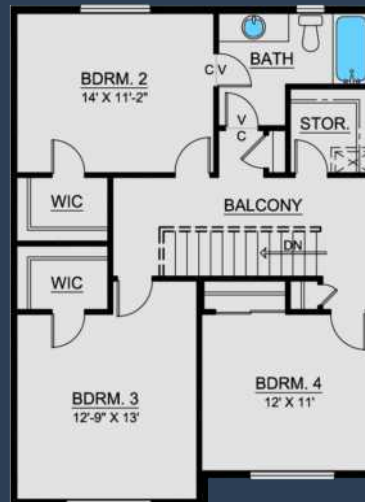
Living Area | 2302 sq ft

Bedrooms | 4

Baths | 2-1/2

2 Car Garage

◀ 26'-0" ▶



◀ 35'-0" ▶





Plan | 2270

Living Area | 2270 sq ft

Bedrooms | 3 + Bonus

Baths | 2

2 Car Garage







◀ 60'-0" ▶



▶ 70'-0" ▶

Plan | 2232

Living Area | 2232 sq ft

Bedrooms | 4

Baths | 2

2 Car Garage

Standard Elevation



**Plan | 2188**

Living Area | 2188 sq ft

Bedrooms | 4

Baths | 2

2 Car Garage



Plan | 2152

Living Area | 2152 sq ft

Bedrooms | 3 + Bonus

Baths | 2

2 Car Garage



360°

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Tour
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Plan | 2112

Living Area | 2112 sq ft

Bedrooms | 4

Baths | 2

2 Car Garage



Standard Elevation



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Plan | 2042

Living Area | 2042 sq ft

Bedrooms | 3

Baths | 2

2 Car Garage





Plan | 2041

Living Area | 2041 sq ft

Bedrooms | 3

Baths | 2

2 Car Garage





HiLine's High Performance Homes® include many features that allow you to live healthier, save money on energy costs, and enjoy the comfort of your home with the assurance that you have made an environmentally & economically sound decision.

1

Blown-in Wall Insulation (Based on location)

WHY I NEED IT - Blown-in blanket insulation completely fills the cavity, surrounds the electrical and plumbing lines in your walls, and significantly increases efficiency. Not only that, it also reduces noise transfer.

2

Attic Insulation (Based on location)

WHY I WANT IT- Formaldehyde-free blown-in ceiling insulation significantly reduces heat loss through your roof, allowing you to keep your interior climate better controlled, and save on energy costs .

3

Insulated Headers & Corners

WHY I SHOULD HAVE IT - By strategically placing framing members and engineering header sizes, we increase the amount of insulation in your walls, which improves efficiency and keeps your energy dollars in your pocket.

4

Sealed Ceiling Fixtures

WHY IT'S A GREAT IDEA- Sealed ceiling fixtures reduces heating and cooling costs, minimizes dust, and thereby improves indoor air quality.

5

Sealed Wall Between Garage & House

WHY IT'S IMPORTANT - Sealing the wall between the garage and house helps to protect your family from the pollutants common in garages that can enter your home's living space.

6

Fiber Cement Lap Siding

WHAT ARE THE BENEFITS - It's a revolutionary product that enhances and protects your home with a unique combination unmatched by any other siding resistant to fire, insects, and decay.

7

Exceeds Blower Door Test Requirements

WHY I'LL BE HAPPY ABOUT IT - Our advanced multi-point sealing throughout the home ensures it significantly surpasses energy code requirements, reducing your heating/cooling costs.

8

Engineered Wood Floor System

WHAT IT DOES FOR ME - Provides a superior strength to weight ratio over conventional lumber. Joists are dimensionally consistent from piece to piece to help keep floors flat and avoid floor squeaks.

9

Water Conserving Faucets

WHY IT'S THE RIGHT WAY TO GO - Water conserving faucets conserve our natural fresh water resources and save you money, while you enjoy substantial water pressure for all of your household needs.

10

Capillary Breaks

HOW IT PROTECTS ME - Capillary breaks between the foundation and framing of your home gives you a protective layer that prevents rotting and moisture transfer into your home.

11

.25 to .30 U-Value Windows with LOW E and Argon Gas

WHY IT'S THE RIGHT THING FOR ME - High performance dual-glazed windows help you to save your energy dollars, block harmful UV rays, and provide a comfortable living environment.

12

Pan Flash Windows & Doors

WHAT IT MEANS - Pan flashing collects and drains water toward the exterior of your home, creating an added layer of defense against moisture intrusion.

13

High Performance House Wrap

WHY IT'S THERE FOR ME - High performance house wrap with a built in drain plane and corded channels is designed to prevent outside moisture from penetrating the house walls.

14

Recycle Scrap Building Materials

WHY IT MATTERS - Recycling scrap building materials helps the environment by reducing landfill waste and lowers the net cost and environmental footprint of your home.

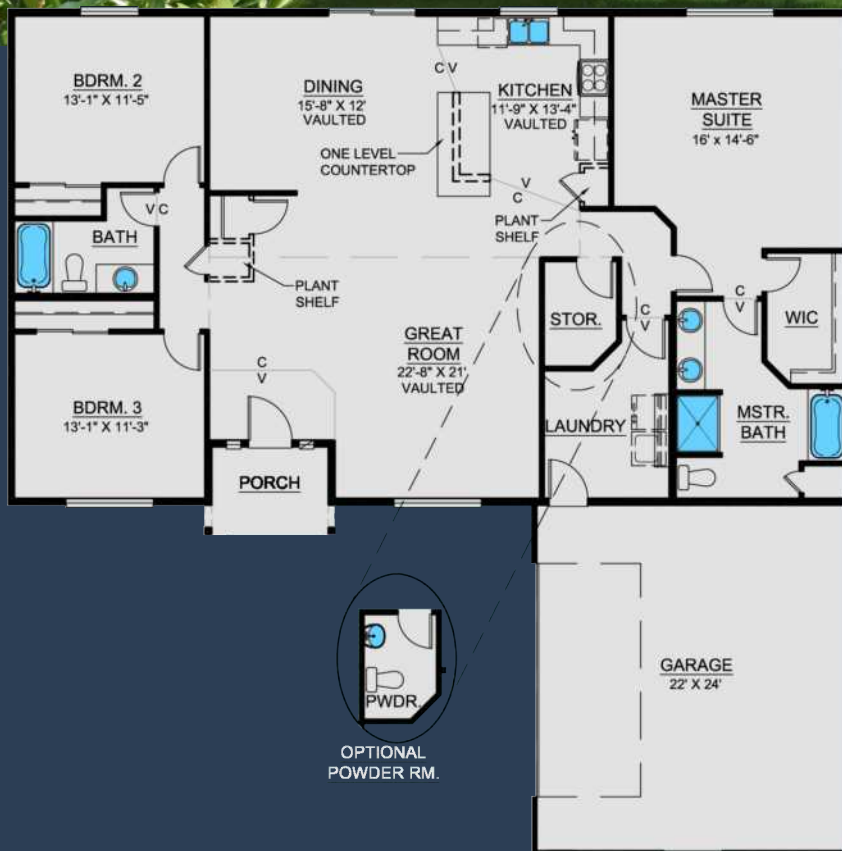
15

Low-VOC Primers, Adhesives & Caulks

WHY I'LL BE THANKFUL I HAVE IT - By choosing products that have little or no volatile organic compounds we significantly reduce toxins in your home, eliminate off-gassing in the environment, and preserve indoor air.



◀ 58'-0" ▶



◀ 58'-0" ▶

Plan | 1940

Living Area | 1940 sq ft

Bedrooms | 3

Baths | 2

2 Car Garage



360°

Virtual
Tour
Available

HiLineHomes.com



◀ 40'-0" ▶



Plan | 1883

Living Area | 1883 sq ft

Bedrooms | 3 + Den

Baths | 2

2 Car Garage



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OPTIONAL POWDER RM.



Plan | 1793

Living Area | 1793 sq ft

Bedrooms | 3

Baths | 2

2 Car Garage





◀ 64'-0" ▶



◀ 61'-6" ▶

Plan | 1780

Living Area | 1780 sq ft

Bedrooms | 3

Baths | 2

2 Car Garage





Virtual
Tour
Available
HiLineHomes.com



FIRST FLOOR ◀ 56'-0" ▶

◀ 32'-0" ▶

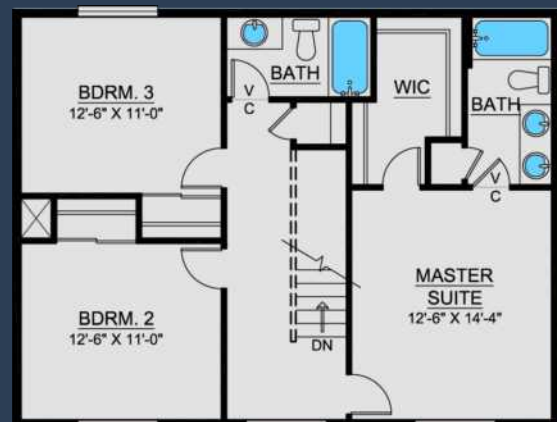
Plan | 1768

Living Area | 1768 sq ft

Bedrooms | 3 + Den

Baths | 2-1/2

2 Car Garage



SECOND FLOOR

◀ 34'-0" ▶

◀ 26'-0" ▶



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◀ 56'-0" ▶



◀ 52'-0" ▶

◀ 14'-0" ▶

Plan | 1721

Living Area | 1721 sq ft

Bedrooms | 3

Baths | 2

2 Car Garage

Optional 3rd Car

Standard Elevation





◀ 74'-0" ▶



Plan | 1716

Living Area | 1716 sq ft

Bedrooms | 3

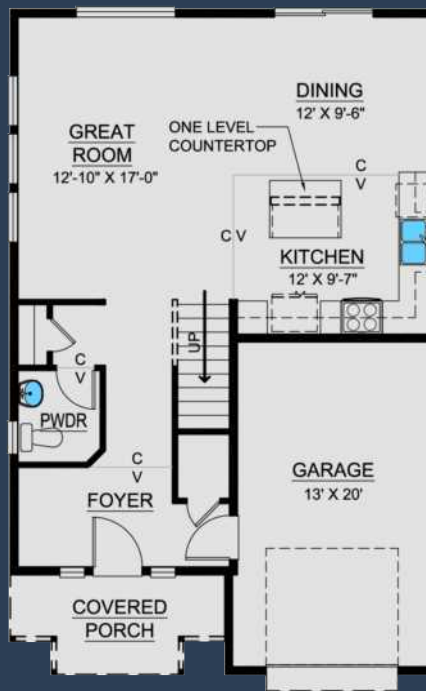
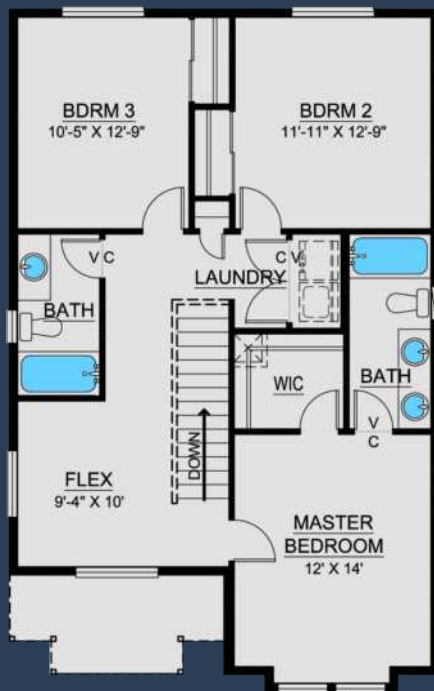
Baths | 2

2 Car Garage





◀ 26'-0" ▶



◀ 40'-0" ▶

Plan | 1675

Living Area | 1675 sq ft

Bedrooms | 3

Baths | 2-1/2

1 Car Garage



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◀ 52'-0" ▶



▶ 54'-0"

Plan | 1664

Living Area | 1664 sq ft

Bedrooms | 3

Baths | 2

2 Car Garage





◀ 50'-0" ▶



Plan | 1491

Living Area | 1491 sq ft

Bedrooms | 3

Baths | 2

2 Car Garage

Standard Elevation



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◀ 46'-0" ▶



Plan | 1382

Living Area | 1382 sq ft

Bedrooms | 3

Baths | 2

2 Car Garage

Standard Elevation



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◀ 54'-0" ▶



Plan | 1248

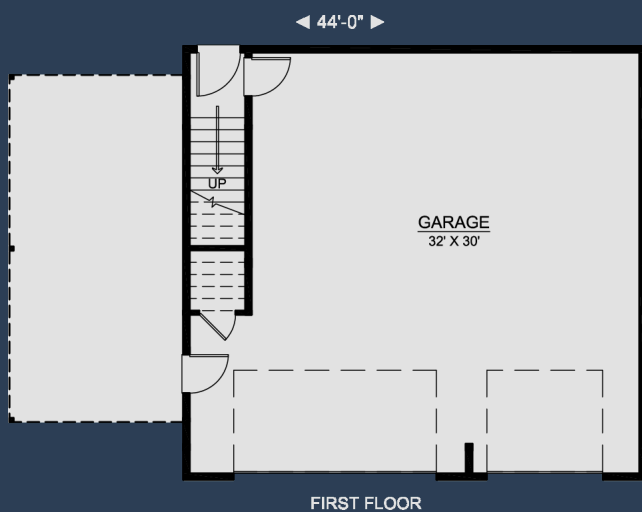
Living Area | 1248 sq ft

Bedrooms | 3

Baths | 2

2 Car Garage





Plan | 936

Living Area | 936 sq ft

Bedrooms | 2

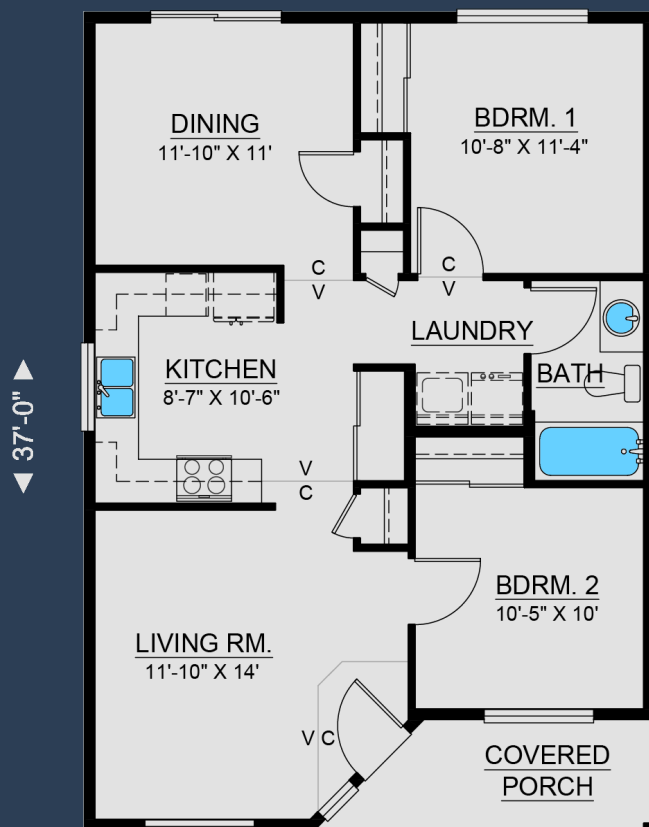
Baths | 1

3 Car Garage





◀ 26'-0" ▶



Plan | 897

Living Area | 897 sq ft

Bedrooms | 2

Baths | 1



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Plan | 875

Living Area | 875 sq ft

Bedrooms | 2

Baths | 1

1 Car Garage





◀ 22'-0" ▶

◀ 41'-0" ▶



Plan | 843

Living Area | 843 sq ft

Bedrooms | 2

Baths | 1





◀ 26'-0" ▶



Plan | 800

Living Area | 800 sq ft

Bedrooms | 1

Baths | 1

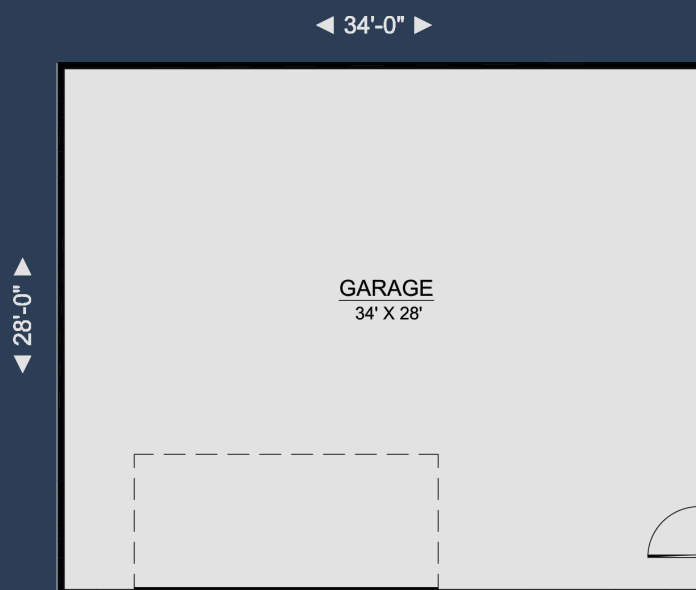
Standard Elevation





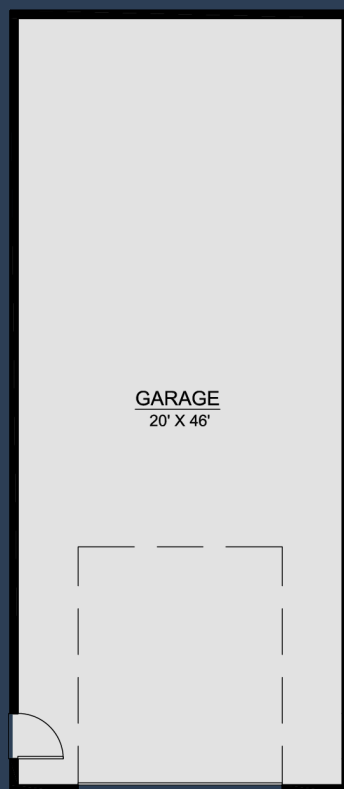
Detached Garage Plan | 952

Total Area 952 sq ft





◀ 20'-0" ▶



GARAGE
20' X 46'

▶ 46'-0" ▶

Detached RV Garage Plan | 920RV

Total Area 920 sq ft

20'x46'





HiLine Homes Shell & Super Shell Program

Shell Program: With the Shell Program, we'll get you started by taking care of the foundation, framing, roofing, siding, windows, exterior doors and interior framing. You can take it from there and finish your home the way you want.

Super Shell Program: HiLine Homes popular Super Shell Program includes everything in the Shell Program, as well as; rough plumbing, rough electrical, insulation, and sheetrock finished and textured. You can finish with trim, cabinetry, and the interior details that make your home unique.

Scan the QR code to learn about Ed & Lorraine's experience with the Super Shell Program.

**"We got exactly what we wanted,
we are thrilled to be here in this home".
-Ed & Lorraine**



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Puyallup

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Model Home
Coming Soon!
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CustomerCare@HiLineHomes.com

HiLine Homes Mission Statement:

Provide high quality affordable homes for families, giving them a strong equity position.



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