



KENT | WASHINGTON



EDENRIDGE
SINGLE FAMILY RESIDENCIES

Edenridge

RESIDENCES

*A boutique collection of sixteen modern homes,
crafted for Pacific Northwest living.*

NOW SELLING

21409 108TH AVE SE | KENT, WA 98031



THE COMMUNITY

A boutique enclave in the heart of Kent

Edenridge brings together sixteen thoughtfully designed single-family homes in a private, master-planned setting. Modern Pacific Northwest architecture, flexible layouts, and a quiet, connected community, minutes from everything Kent offers, with Mount Rainier on the horizon.

16

A BOUTIQUE COMMUNITY

A small, private enclave with sixteen clearly defined homesites.

04

DISTINCT FLOOR PLANS

Flexible layouts ranging from efficient to expansive.

PNW

NORTHWEST LIVING

Modern elevations, natural light, and easy indoor-outdoor flow.

Site Plan

Sixteen numbered homesites arranged around a private community drive. Lots are color-coded by plan; see the Homesite Schedule following.



Site plan and plan color-coding are preliminary and for illustration only. Refer to the Homesite Schedule (page 04) for current plan assignments and availability.

16 HOMES	4 FLOOR PLANS	2,310– 3,167 SQUARE FEET	4 BEDROOMS	Select MT. RAINIER VIEWS
-------------	------------------	--------------------------------	---------------	--------------------------------

Homesite Schedule

Plan, dimensions and outlook for all sixteen homesites. Several homesites enjoy partial or full Mount Rainier views from upper floors; others back to protected wetland and greenbelt. Pricing available from your sales team.

LOT	PLAN	TOTAL SQ FT	LOT SIZE	BD	BA	GARAGE	OUTLOOK
01	 The Solace	3,014	5,118 SF	4	3.5	2-Car	WETLAND & GREENBELT VIEW
02	 The Crestwood	3,167	6,485 SF	4	3.5	2-Car	WETLAND & GREENBELT VIEW
03	 The Solace	3,014	6,268 SF	4	3.5	2-Car	WETLAND TRACT VIEW
04	 The Alcove	2,310	4,258 SF	4	3.5	2-Car	WETLAND TRACT VIEW
05	 The Crestwood	3,167	4,102 SF	4	3.5	2-Car	INTERIOR HOMESITE
06	 The Crestwood	3,167	4,100 SF	4	3.5	2-Car	INTERIOR HOMESITE
07	 The Verdant	2,800	4,101 SF	4	3	2-Car	INTERIOR HOMESITE
08	 The Verdant	2,800	4,203 SF	4	3	2-Car	INTERIOR HOMESITE
09	 The Alcove	2,310	4,202 SF	4	3.5	2-Car	PARTIAL MT. RAINIER VIEW
10	 The Alcove	2,310	4,224 SF	4	3.5	2-Car	PARTIAL MT. RAINIER VIEW
11	 The Alcove	2,310	4,103 SF	4	3.5	2-Car	PARTIAL MT. RAINIER VIEW
12	 The Verdant	2,800	4,112 SF	4	3	2-Car	PARTIAL MT. RAINIER VIEW
13	 The Solace	3,014	4,273 SF	4	3.5	2-Car	FULL MT. RAINIER VIEW
14	 The Crestwood	3,167	4,208 SF	4	3.5	2-Car	FULL MT. RAINIER VIEW
15	 The Solace	3,014	4,210 SF	4	3.5	2-Car	FULL MT. RAINIER VIEW
16	 The Solace	3,014	4,110 SF	4	3.5	2-Car	FULL MT. RAINIER VIEW

 The Crestwood  The Solace  The Verdant  The Alcove

Lot sizes per recorded plat. Homesites 9–16 enjoy partial or full views of Mount Rainier from upper-floor windows, subject to siting and final construction. Final plan allocations may vary and are subject to approval by the City of Kent. Plan assignments and homesite outlooks are representative and subject to change; buyer to verify all information with Casly Homes.

RESIDENCE 1: THE CRESTWOOD



TWO-STORY | CASITA SUITE

The Crestwood

4 HOMESITES

Our most expansive plan: a spacious two-story residence with a private casita suite, generous great room, and a covered patio opening to the backyard. Designed for multigenerational living and effortless entertaining.

3,167

SQ FT

4

BEDROOMS

3.5

BATHROOMS

2

CAR GARAGE

Casita

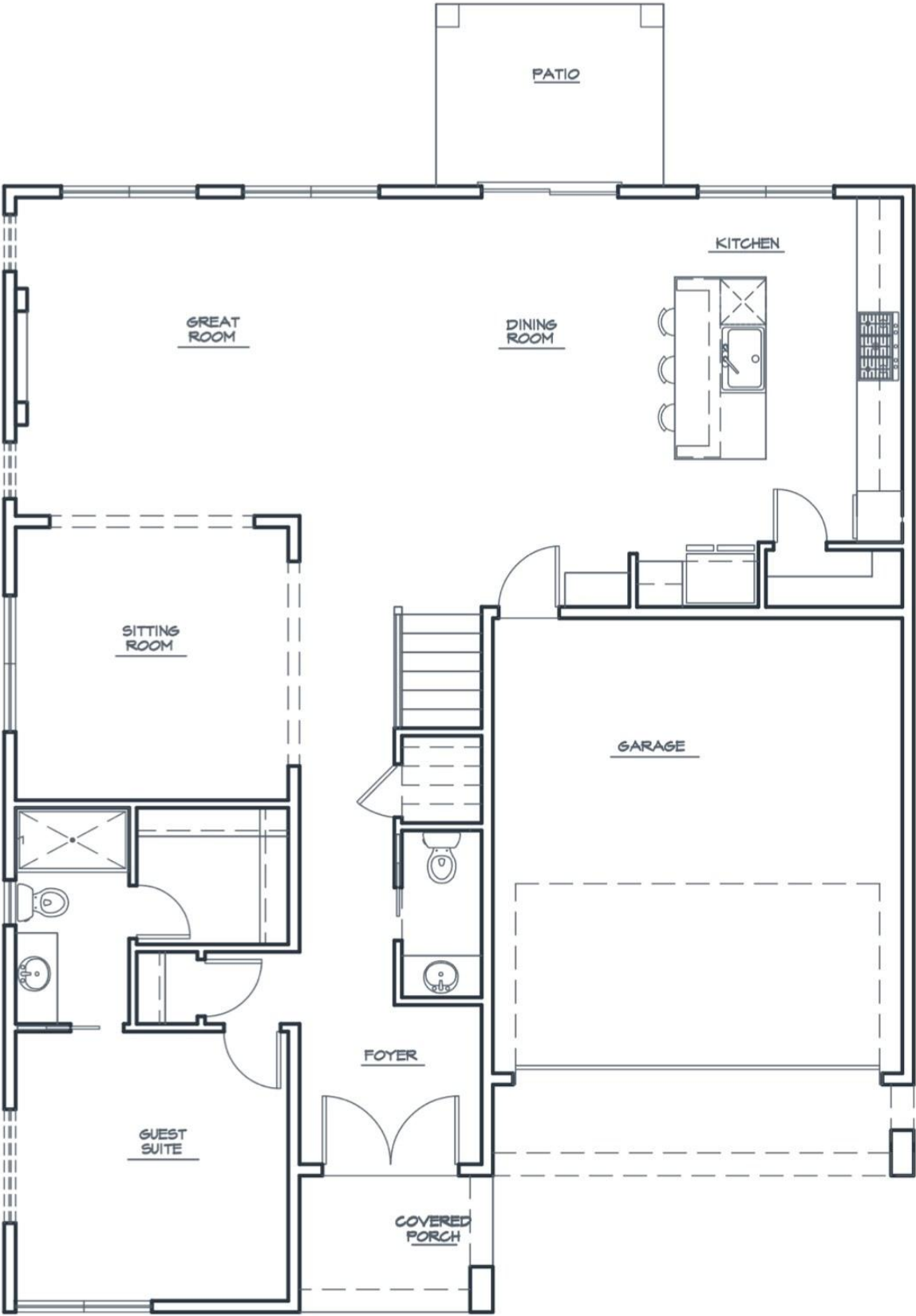
SUITE INCLUDED

- Casita bedroom & great room
- Covered patio
- Expansive great room

Private-entry Casita Suite available. A self-contained suite with its own exterior entry. See page 08.

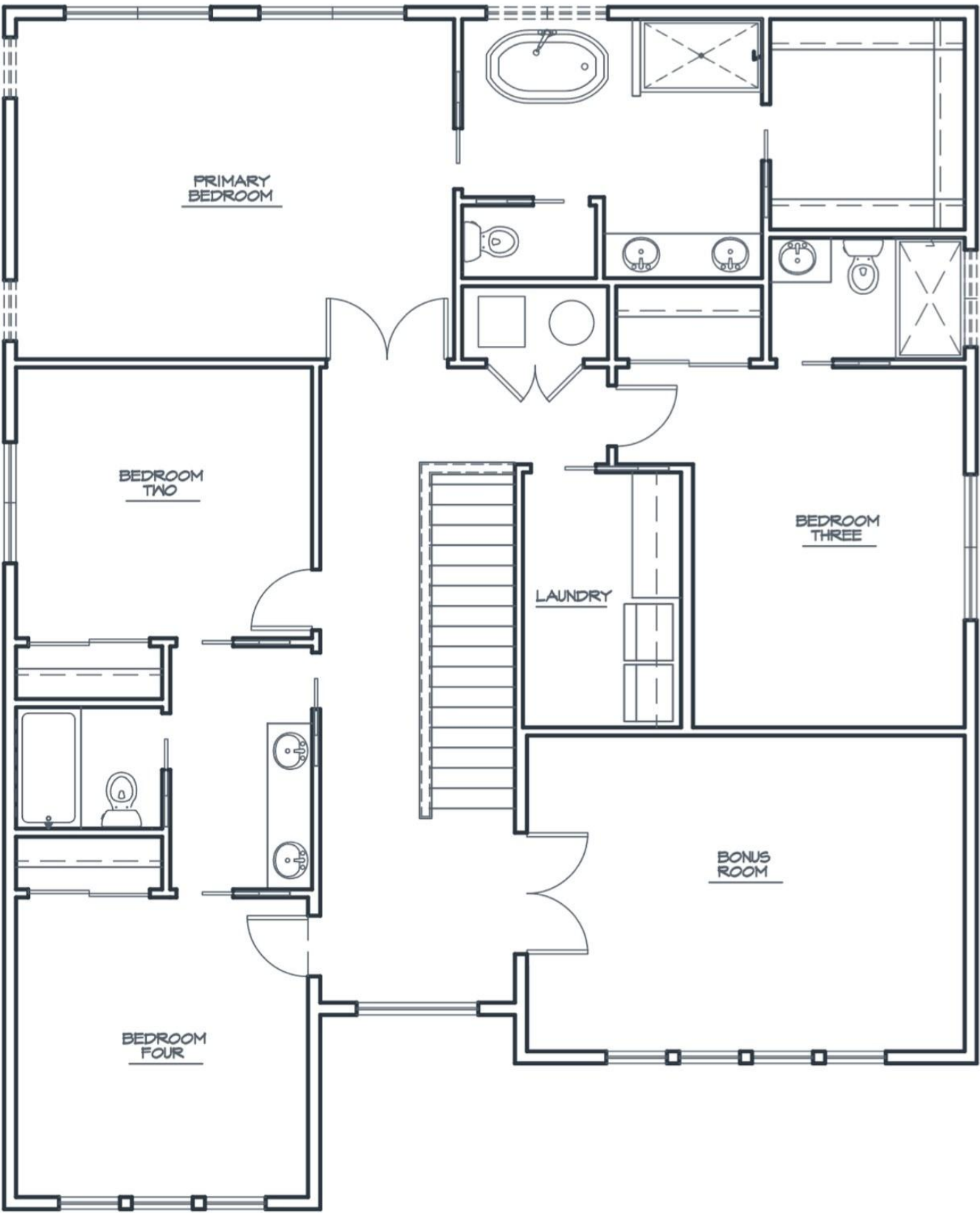
The Crestwood

3,167 SQ FT | 4 BD | 3.5 BA | 2-Car



The Crestwood

3,167 SQ FT | 4 BD | 3.5 BA | 2-Car

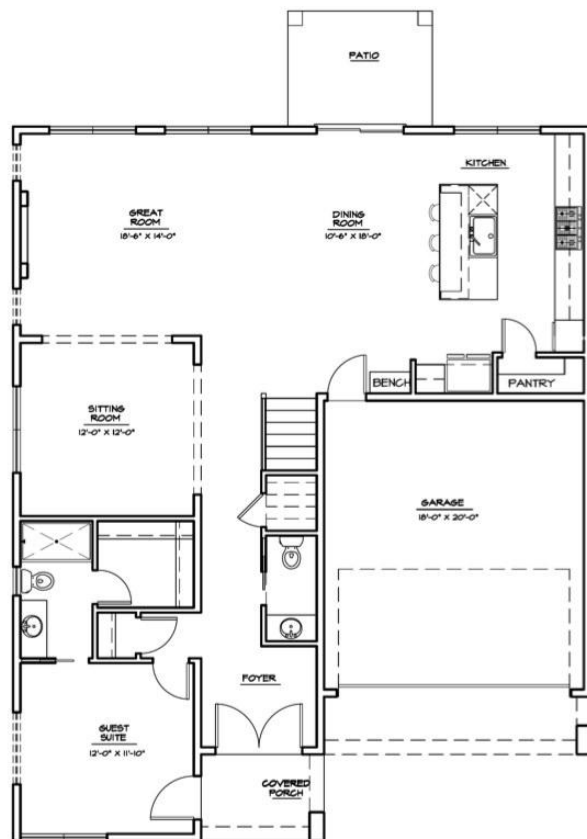


The Crestwood Casita

Optional Upgrade

RESERVE DURING PRE-SALE ONLY

MAIN FLOOR | CASITA OPTION



THE CASITA ADVANTAGE

A private suite with its own entrance

The main-floor guest suite converts to a self-contained casita: a private bedroom and sitting room with its own full bath and separate exterior entry. Ideal for multigenerational living, extended guests, a quiet home office, or future flexibility, with everyday separation from the main home.

WHAT THE OPTION ADDS

- › Private casita bedroom
- › Dedicated casita sitting room
- › Full casita bath with walk-in shower
- › Separate private exterior entry
- › Kitchenette rough-in (per plan)

The casita configuration replaces the standard main-floor suite and is available to reserve during pre-sale only, subject to homesite and plan approval. Renderings and floor plans are for illustrative purposes only; buyer to verify all information.



TWO-STORY | FLEXIBLE LIVING

The Solace

5 HOMESITES

A flexible family layout built around an open kitchen and great room, with a casita-style suite and backyard living. The most popular plan at Edenridge, equally suited to working from home, hosting guests, or growing into.

3,014

SQ FT

4

BEDROOMS

3.5

BATHROOMS

2

CAR GARAGE

Casita

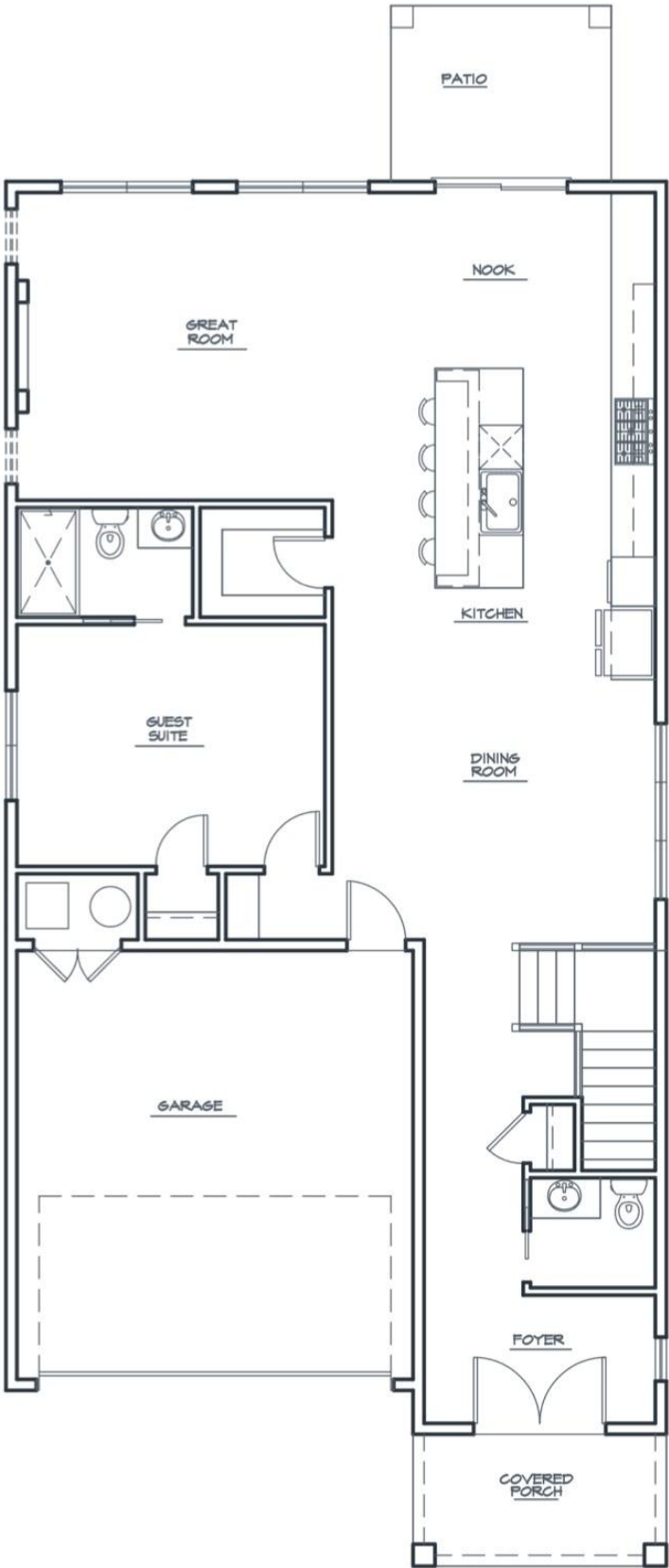
SUITE INCLUDED

- Open kitchen & great room
- Work-from-home ready
- Backyard living & patio

Private-entry Casita Suite available. A self-contained suite with its own exterior entry. See page 12.

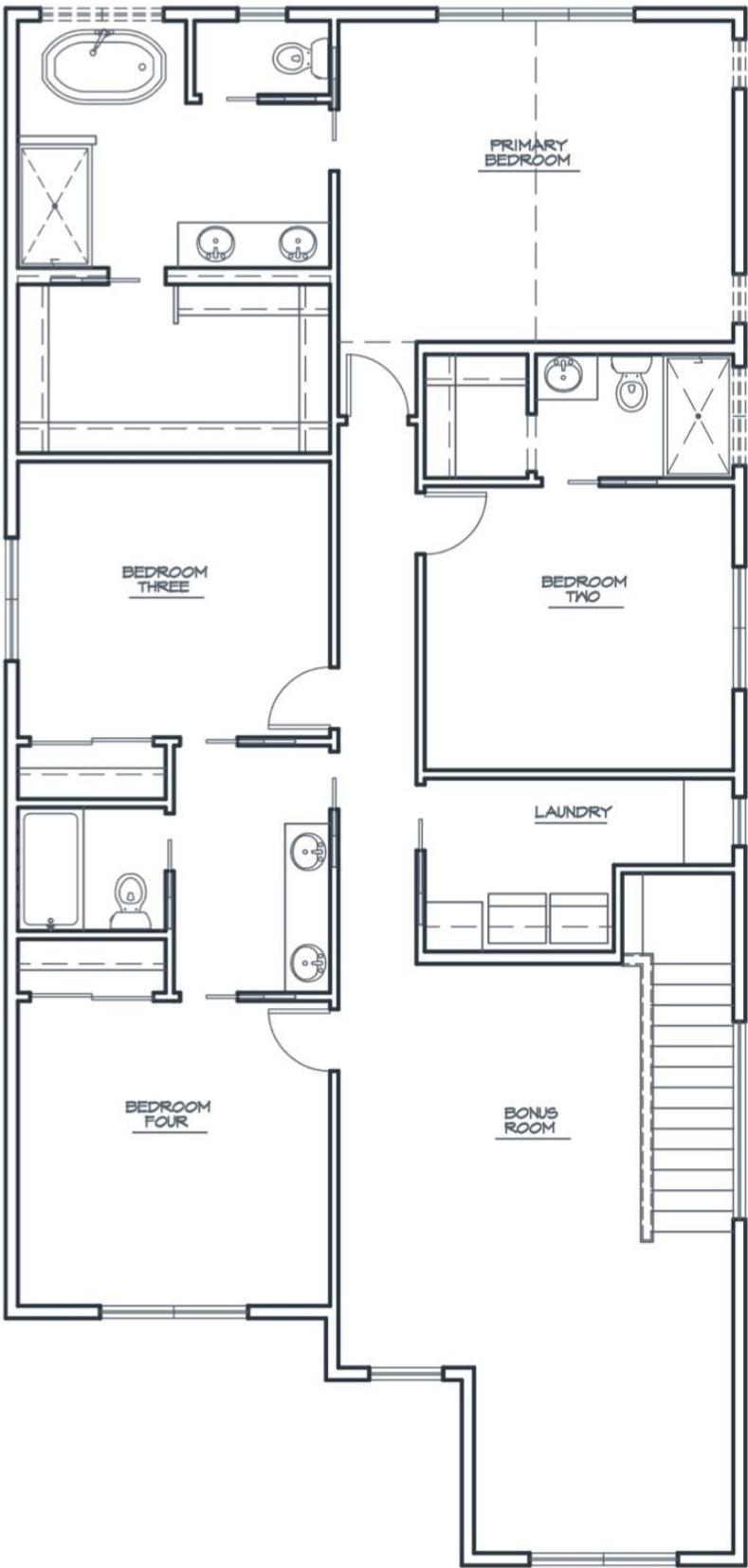
The Solace

3,014 SQ FT | 4 BD | 3.5 BA | 2-Car



The Solace

3,014 SQ FT | 4 BD | 3.5 BA | 2-Car

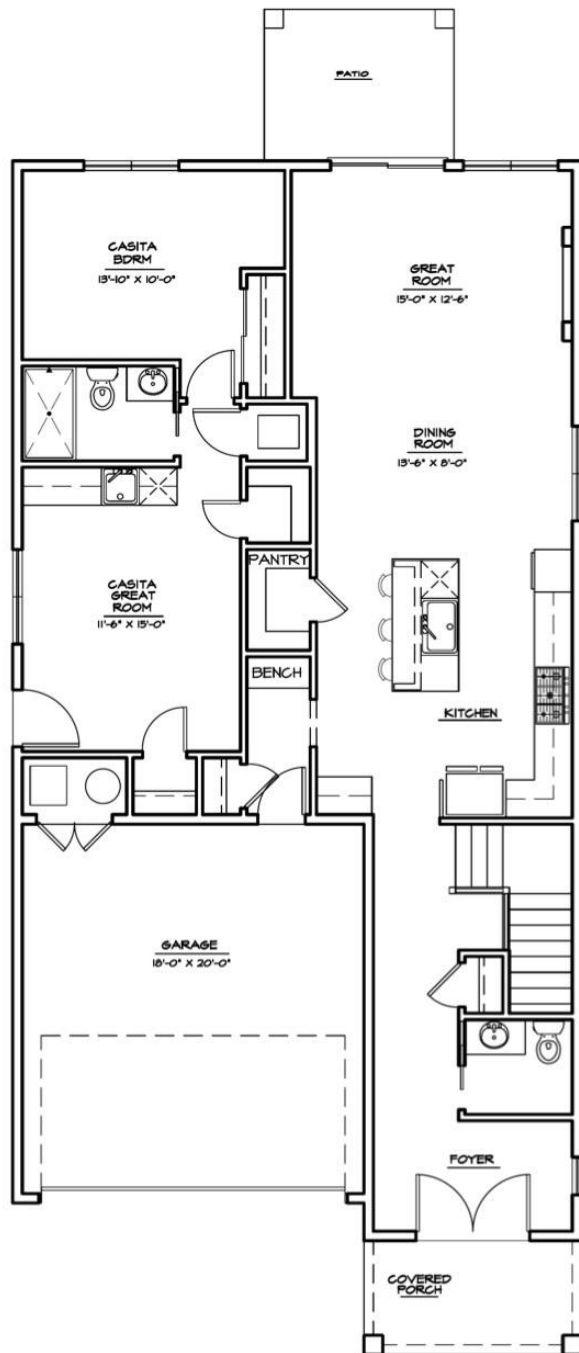


The Solace Casita

Optional Upgrade

RESERVE DURING PRE-SALE ONLY

MAIN FLOOR | CASITA OPTION



THE CASITA ADVANTAGE

A flexible suite with its own private entry

The main-floor suite converts to a self-contained casita: a private bedroom and flexible sitting area with its own full bath and separate exterior entry. Perfect for guests, a work-from-home setup, or multigenerational living, with comfortable separation from the main living areas.

WHAT THE OPTION ADDS

- › Private casita bedroom
- › Flexible casita sitting area
- › Full casita bath
- › Separate private exterior entry
- › Comfortable separation from main living

The casita configuration replaces the standard main-floor suite and is available to reserve during pre-sale only, subject to homesite and plan approval. Renderings and floor plans are for illustrative purposes only; buyer to verify all information.



TWO-STORY | OPEN CONCEPT

The Verdant

3 HOMESITES

An efficient, modern design that lives larger than its footprint. Open-concept living, a practical everyday flow, and flexible bonus space, with generous outdoor area and a balanced, family-friendly layout.

2,800

SQ FT

4

BEDROOMS

3

BATHROOMS

2

CAR GARAGE

Bonus

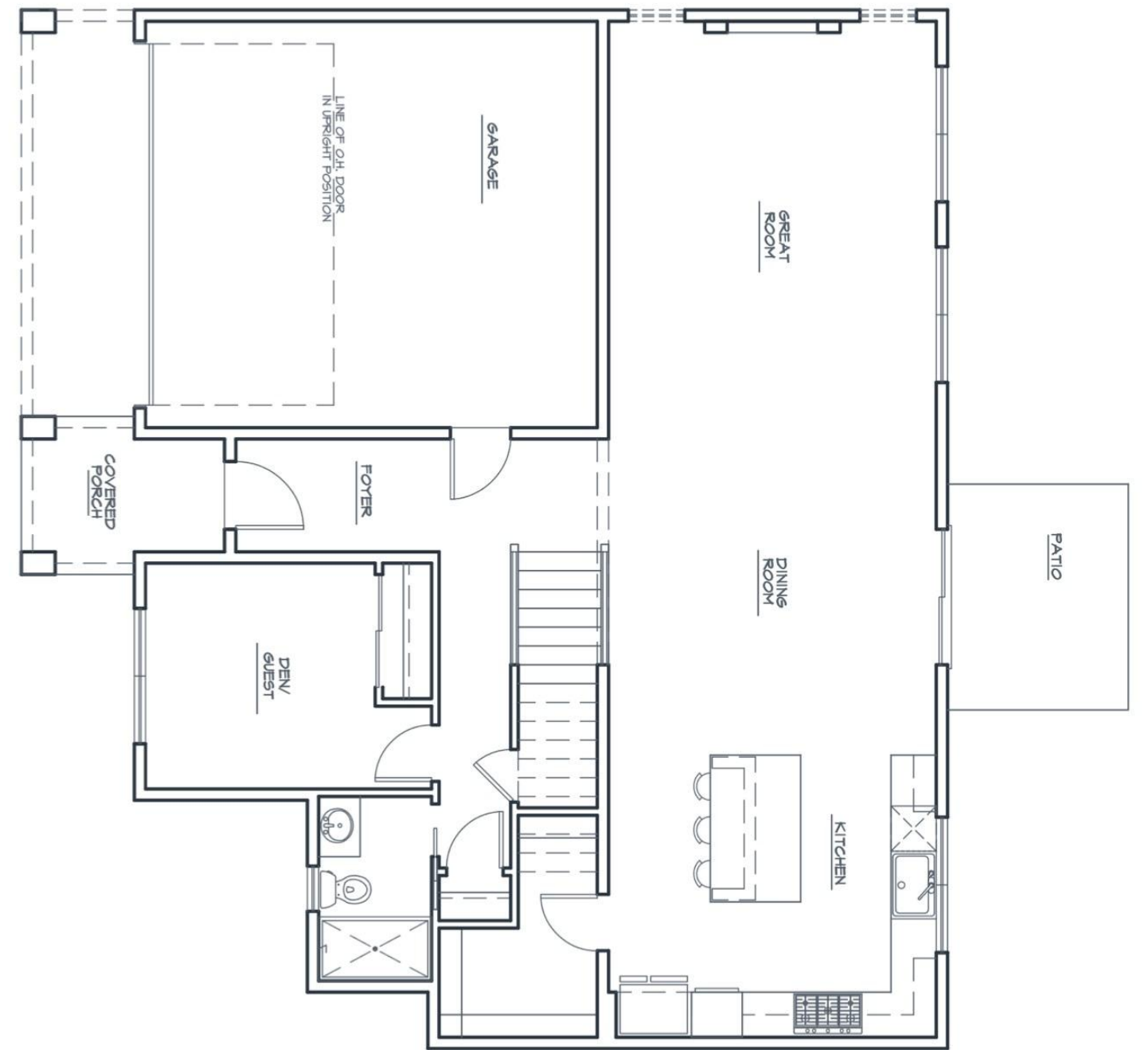
FLEX SPACE

- Open-concept living
- Flexible bonus room
- Generous outdoor space

Built for everyday flow. An open main level, a flexible bonus room, and generous outdoor space, balanced for the way families really live.

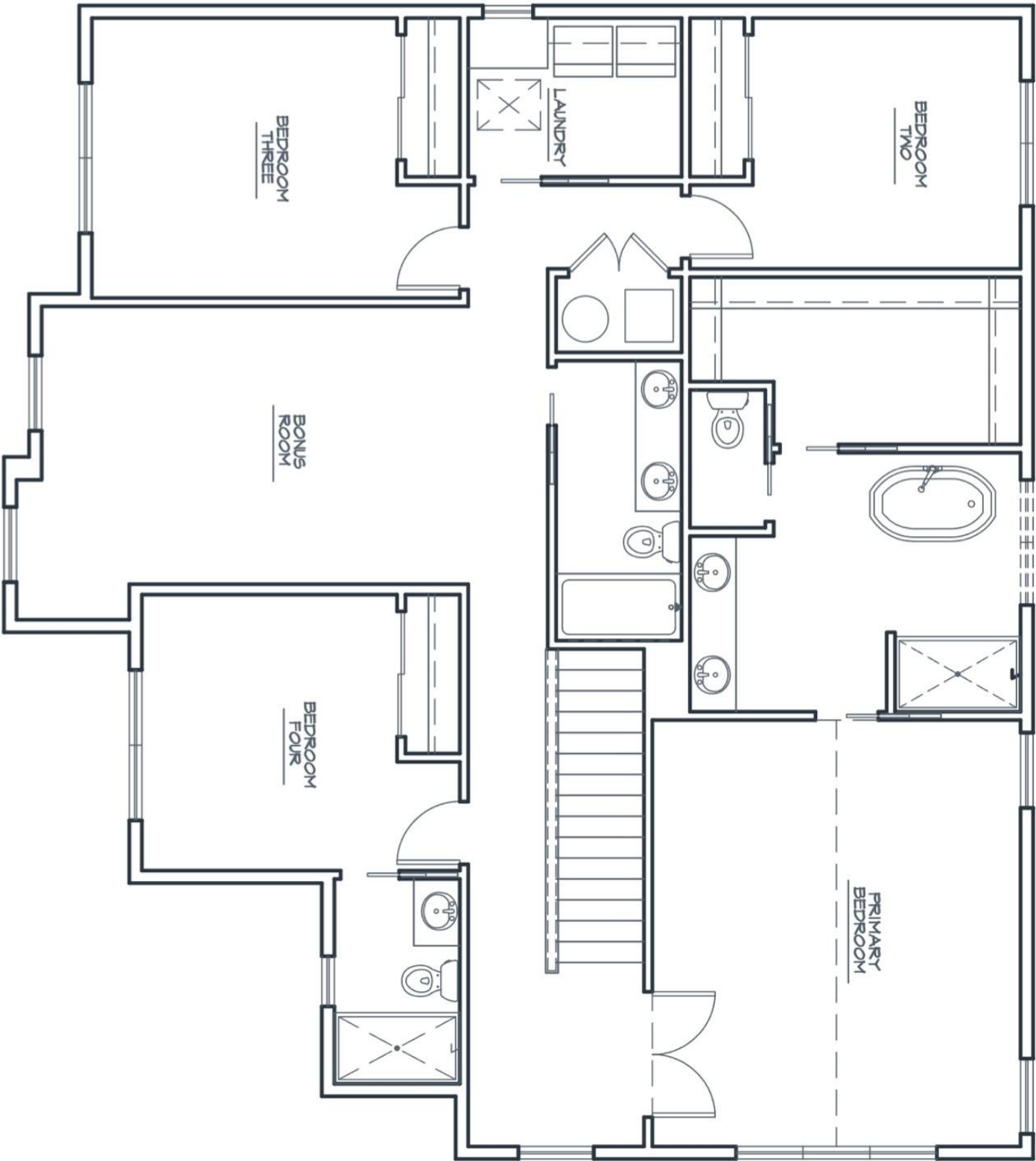
The Verdant

2,800 SQ FT | 4 BD | 3 BA | 2-Car



The Verdant

2,800 SQ FT | 4 BD | 3 BA | 2-Car





TWO-STORY | SMART FOOTPRINT

The Alcove

4 HOMESITES

A smart, compact layout ideal for smaller lots, with a main-floor den or guest room, private yard, and the same modern finishes throughout. The most attainable entry into Edenridge.

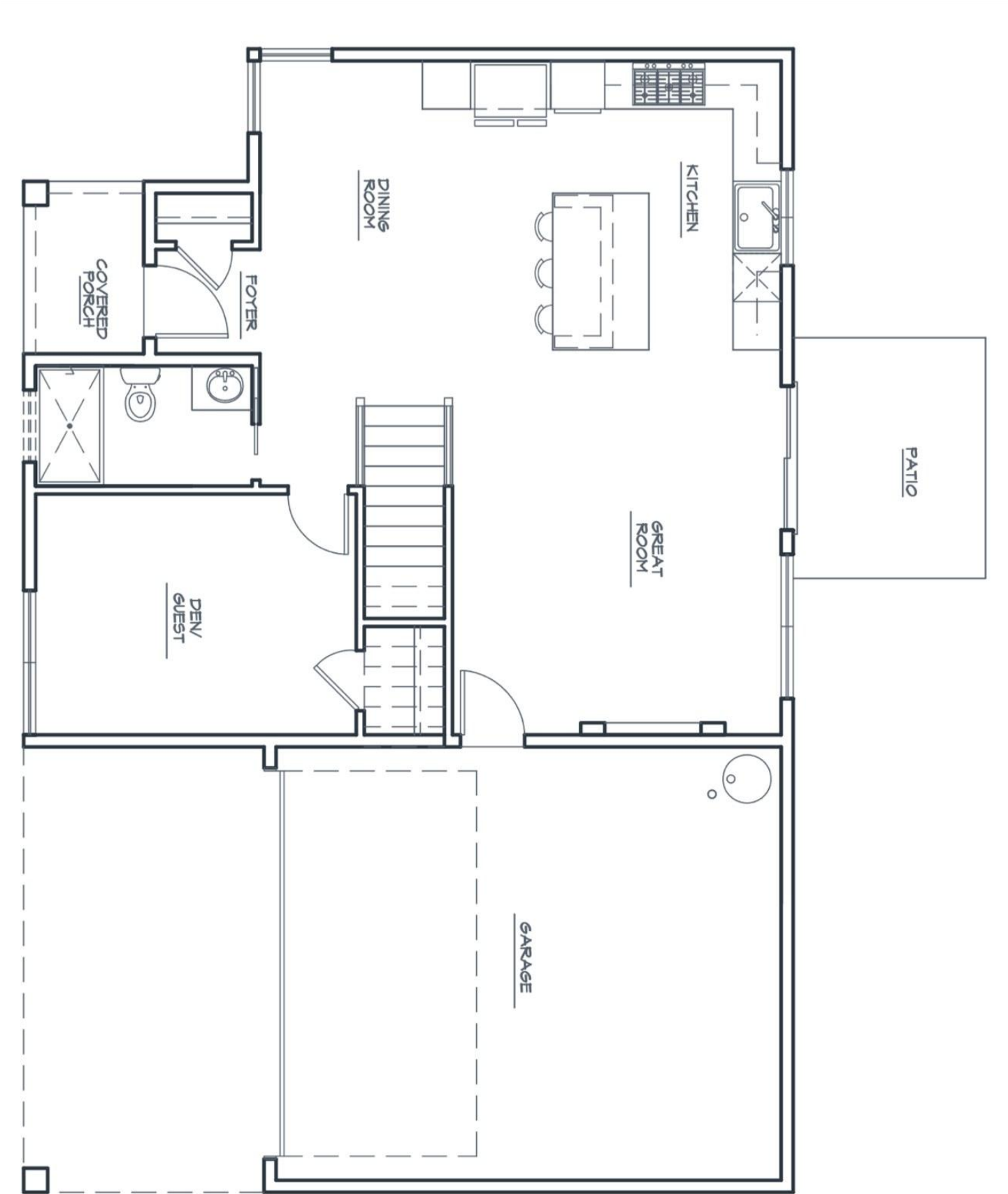
2,310 SQ FT	4 BEDROOMS	3.5 BATHROOMS	2 CAR GARAGE	Den GUEST OPTION
-----------------------	----------------------	-------------------------	------------------------	----------------------------

- Main-floor den or guest room
- Private fenced yard
- Smart, efficient footprint

The smart way into Edenridge. A right-sized footprint with a main-floor den, private fenced yard, and the same premium finishes throughout.

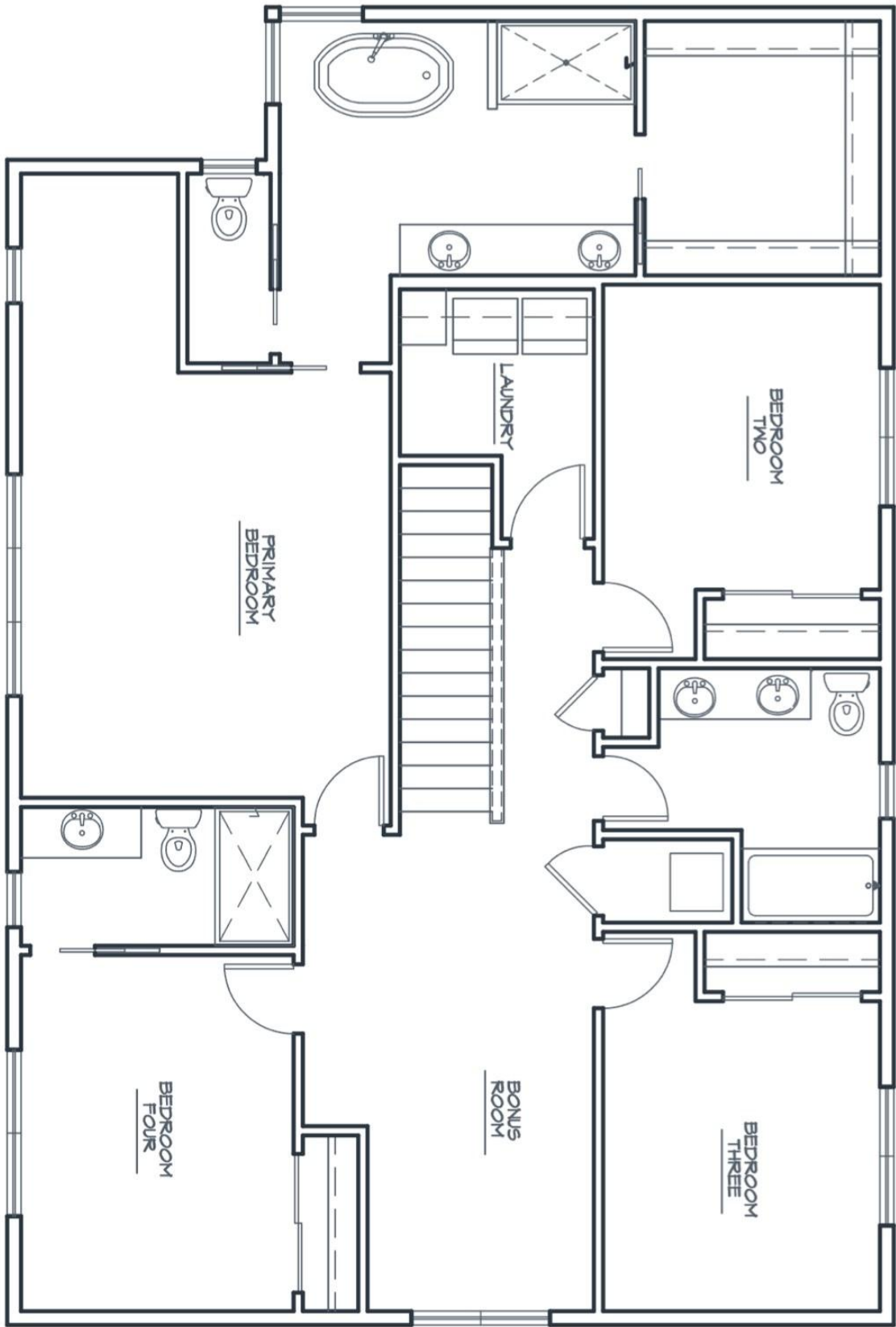
The Alcove

2,310 SQ FT | 4 BD | 3.5 BA | 2-Car



The Alcove

2,310 SQ FT | 4 BD | 3.5 BA | 2-Car



Signature Features

Every Casly home blends timeless Northwest architecture, durable materials, open interiors, energy-conscious systems, and carefully selected finishes, designed to feel beautiful, functional, and ready for the way families live today.

■ A LASTING FIRST IMPRESSION

Modern farmhouse-inspired elevations

Fiber-cement siding with stone & accent details

Elegant 8' front entry door

Designer-selected exterior color palettes

Professionally landscaped front & rear yards

Upgraded concrete driveway & entry walkway

Covered outdoor living, where applicable

■ OPEN, COMFORTABLE LIVING

Open-concept great room, kitchen & dining

9' main-floor ceilings, where applicable

Main-floor bedroom or guest suite, per plan

Painted millwork & modern stair railings

Designer lighting with recessed cans

Engineered hardwood or LVP in living areas

Fireplace with upgraded surround, per plan

■ DESIGNER KITCHENS

Shaker cabinetry with soft-close doors & drawers

Quartz slab countertops

Full-height tile backsplash

Matte black hardware & plumbing fixtures

Large undermount stainless steel sink

Stainless steel appliance package

Large kitchen island, per plan

■ COMFORT & ENERGY EFFICIENCY

High-efficiency heating & cooling

Air conditioning, where applicable

Smart thermostat

Energy-efficient water heating

Double-pane insulated windows

EV charging-ready garage circuit

USB outlets & cable / data in key rooms

■ THOUGHTFUL DAILY DETAILS

Fully fenced yard with gate, where applicable

Garage door opener with remotes / keypad

Exterior hose bibs & weatherproof outlets

Screens on operable windows

Smoke & carbon monoxide detectors

Finished garage walls, per plan

10-Year Quality Builders Warranty included

Built to a higher standard,
inside and out.

Specifications vary by plan and homesite. Your sales team can walk you through the finishes available for each residence.

Features, finishes, pricing, plans, elevations, homesite availability and specifications are subject to change without notice. Renderings and floor plans are for illustrative purposes only. Buyer to verify all information.



Backed by a 10-Year Warranty

Every Casly home is protected by a 10-Year Quality Builders Warranty (QBW), backed by Liberty Mutual. Coverage is structured across three tiers, and transfers to future owners.

Year One

WORKMANSHIP & MATERIALS

- › Flooring, drywall & paint
- › Cabinetry & interior trim
- › Roofing, windows & exterior doors

Year Two

DISTRIBUTION SYSTEMS

- › Electrical wiring
- › Plumbing supply & drain lines
- › Heating & cooling ductwork

Years 3–10

MAJOR STRUCTURAL

- › Foundation systems
- › Load-bearing walls & columns
- › Roof, floor & ceiling framing

ALSO GOOD TO KNOW

Transferable

The 10-year structural coverage transfers to subsequent owners, adding lasting resale value.

Appliances

Covered under each manufacturer's individual warranty; simply register them at move-in.

Filing a Claim

Years 1–2 through Casly Homes; Years 3–10 through the QBW program, backed by Liberty Mutual.

A SELECTED BUILDER

Casly Homes is a chosen Quality Builders Warranty member

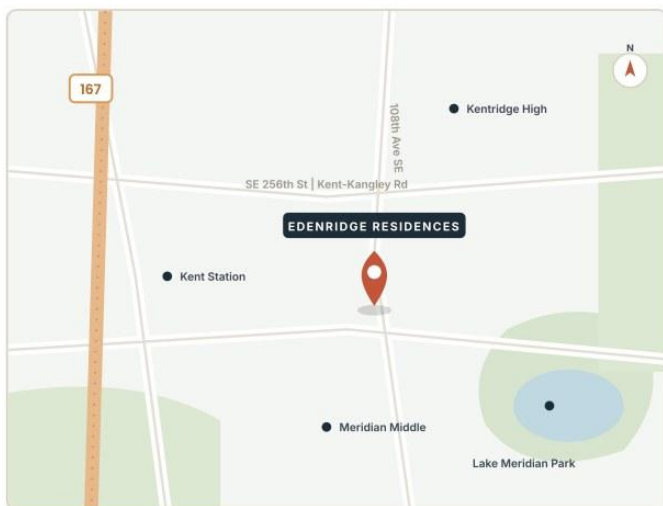
Every home is enrolled in the QBW program and backed by Liberty Mutual, one of the nation's most established insurers.



Warranty coverage is provided per the terms of the Quality Builders Warranty (QBW) program, insured through Liberty Mutual. Quality Builders Warranty and Liberty Mutual are trademarks of their respective owners. This summary is for general information only; refer to your warranty documents for complete terms, conditions and exclusions.

Rooted in Kent's East Hill

Edenridge sits minutes from daily essentials, parks and major commute routes, all within the sought-after Kent School District.



Map is approximate and not to scale. Drive times are estimates.

EVERYDAY

Kent East Hill shops	5 min
Kent Station	10 min

PARKS & REC

Lake Meridian Park	5 min
Soos Creek Trail	8 min

SHOP & DINE

Westfield Southcenter	18 min
The Landing, Renton	18 min

COMMUTE

SR-167 access	8 min
Sea-Tac Airport	20 min

Exceptional schools nearby

KENT SCHOOL DISTRICT

8/10

GREATSCHOOLS
RATING

Sunrise Elementary

PRE-K-6 | PUBLIC

Strong, consistent academic growth for every learner, with on-site Pre-K so the youngest students start close to home.

5/10

GREATSCHOOLS
RATING

Meridian Middle

GRADES 7-8 | PUBLIC

A Gifted & Talented program and hands-on Project Lead The Way STEM curriculum, in the district's most intimate middle school.

7/10

GREATSCHOOLS
RATING

Kentridge High

GRADES 9-12 | PUBLIC

A college-prep focus with Advanced Placement pathways and an 8/10 test-score rating that prepares graduates for top universities.

GreatSchools ratings reflect the most recent published school year and are subject to change. School assignments are determined by Kent School District boundaries and may change; buyer to verify all school information directly with the district.

Amenities & Connectivity

Everything for everyday life, plus light rail, Sounder and quick regional access, all just minutes from Edenridge.

Parks & Outdoors

Lake Meridian Park & beach
Clark Lake Park
Soos Creek & Green River trails
Riverbend Golf Complex
Meridian Valley Country Club

Shopping & Dining

Kent Station shops & dining
Downtown Kent & East Hill retail
Westfield Southcenter (18 min)
The Landing, Renton (18 min)
Kent Farmers Market

Recreation & Culture

accessso ShoWare Center
Kent Commons Community Center
Kent Memorial Park & ballfields
Kent Library (KCLS)
Kent Senior Activity Center

Everyday Essentials

Valley Medical Center (12 min)
MultiCare & urgent care
Highline & Green River College
Grocery & pharmacy nearby
Sounder & light rail hubs



Connected to Everywhere

LIGHT RAIL | SOUNDER | ROAD & AIR

NOW OPEN | LIGHT RAIL

Kent Des Moines Station

~45

MIN TO SEATTLE

8-15

MIN BETWEEN TRAINS

7

DAYS A WEEK

On the Link Federal Way Extension (opened December 2025), with Sounder commuter rail and RapidRide at Kent Station, direct to SeaTac, Seattle & the U-District.

APPROXIMATE DRIVE TIMES

20 MIN SEA-TAC	30 MIN DTWN SEATTLE	30 MIN BELLEVUE	30 MIN TACOMA	8 MIN SR-167
-----------------------------	----------------------------------	------------------------------	----------------------------	---------------------------

Amenities, transit routes and travel times are approximate, for location context only, and subject to change; confirm current service with Sound Transit and King County Metro. Buyer to verify all information.

A Thriving Local Economy

Edenridge sits beside one of the nation's premier industrial and innovation corridors, deep, stable employment minutes from home.

#2

Largest industrial hub on the West Coast

12,000+

Companies in the Kent Valley

62%

Of the region's space-industry jobs

+18%

Manufacturing growth since 2005



The Kent Valley, one of the West Coast's largest industrial & innovation hubs

MAJOR EMPLOYERS NEARBY

AEROSPACE & SPACE

Boeing, 737 production
Blue Origin, headquarters
Stoke Space
Starfish Space

RETAIL & CONSUMER

REI, corporate headquarters
Starbucks, roasting plant
Oberto Brands

LOGISTICS & TECH

Amazon, fulfillment & logistics
Sysco & regional distribution
Growing advanced-manufacturing base

Steady jobs, transit investment & long-term demand

A deep, diversified employment base, from aerospace and space to retail headquarters and logistics, combined with major new transit investment positions Kent for lasting growth. For homeowners, that means strong, sustained demand and enduring value in a community that is only becoming more connected.



Blue Origin | Kent Headquarters

Employer and economic figures are drawn from public City of Kent and regional economic-development sources and are provided for general information only; subject to change. Company names are referenced for locational context only.



ABOUT THE BUILDER

Homes built for the way families live today

Casly Homes is committed to creating thoughtfully designed homes that combine modern architecture, practical layouts, and lasting value. With a track record of quality homes delivered across the Pacific Northwest, we bring proven craftsmanship and local accountability to every community we build.

EXPLORE ONLINE

caslyhomes.com/edenridge-residences

COMMUNITY LOCATION

Edenridge Residences | Kent, Washington
21409 108th Ave SE, Kent, WA 98031

SALES & TOURS

(425) 600-3546
info@caslyhomes.com



SCAN TO EXPLORE
PLANS & AVAILABILITY

Schedule a private tour

Discover Edenridge Residences in person.

NOW SELLING
KENT, WA

Casly Homes is an Equal Housing Opportunity builder. Renderings, floor plans, square footage, features and pricing are approximate, for illustrative purposes only, and subject to change without notice. Buyer to verify all information. © Casly Homes.