



2025 People's Choice Best of Show
Lifespan Construction, Inc.



TOUR *of* HOMES™

MAIN EVENT SPONSOR **OlyFed** BANKING THAT'S MUTUAL

TOUR GUIDE

SEPTEMBER 19-20, 2026
Saturday & Sunday 10:00am-4:00pm daily



2025 Judges Choice Best of Show
Lifespan Construction, Inc.

Welcome to the 26TH ANNUAL TOUR OF HOMES



Gina Carlson
2026 OMB
Board President

This event lends visitors a front-row seat to the latest trends in interior and exterior design, sustainable building techniques, energy efficiency, and cutting-edge in-home technology. This year, we will be showcasing twelve amazing projects – 7 remodels and 5 new constructions projects, including a few ADU's and commercial projects!

We will have a 13th stop on the Tour this year as well – make sure to visit this year's "HUB Sponsor," Sherwin Williams, at their West Olympia location on Harrison avenue.

Included in this year's Tour Guide edition is a sneak-peek of each of the twelve projects as well as a map of the locations and a look at our event sponsors. While the Guide is now electronic, we will also have a limited number of copies to pick up at the OMB office and the offices of our premier sponsors. Please visit our Main Event Sponsor, Olympia Federal Savings, at any of their seven Thurston County branches, as well as our Silver Sponsors - Olympia Overhead Doors, and Duncan & Associates Insurance Brokers, starting on Monday, September 14th.

Make sure to visit our event website at <https://ombtourofhomes.com> where we also have a link to an interactive google map for you to follow on event day!

Whether you're gathering home improvement ideas, adding to your decorating or landscaping wish-lists, or looking for a contractor to build or revamp your dream home, the Tour of Homes will be a great resource for you – so come visit us on September 19th and 20th!

We hope you enjoy the Tour!

Gina Carlson
2026 OMB President

RATE THE PROJECTS YOU VISIT AND WIN!

Scan the QR code at each project to submit your ratings from 1-10 in several categories. Your ratings will help determine this year's People's Choice Award winners. You don't need to visit every home to participate—simply rate the homes you tour! Only one ballot per person, per project, will be counted.

Each ballot entry will be entered to win this Pi Prime Stainless Steel Propane Outdoor Pizza Oven Bundle with IR Thermometer, Stainless Peel, a GOZNEY Pizza Rocker and \$50 grocery gift card.



**Thank you to our
Ballot Prize Sponsor**



CONTEST RULES

1. One entry per person, per project will be accepted. If multiple entries are submitted by one person for the same project, only one ballot will be counted. Ballots without names will not be counted toward the total votes.
2. Winner must be 21 or older. Employees or immediate family members of promoters, vendors, sponsors or contractors of the OMB Tour of Homes may not enter.
3. Winner is to be randomly drawn from all entries received from September 19-20, 2026.
4. All prizes awarded are final.
5. Winner will be contacted by The Olympia Master Builders. Subsequent announcements will be made in sponsoring media. OMB will make every effort to contact winners by phone and/or email. If the winner has not returned contact within 6 days, or is any way unable to accept and pick up the prize, an alternate will be drawn and the original winner will forfeit any rights to the prize.
6. Winner may be responsible for any applicable Federal, State and Local taxes.
7. Name and likeness of winner may be used for promotional purposes.
8. Some restrictions apply. Expiration dates must be observed.
9. Register to win at any home in the OMB Tour of Homes.

TOUR of HOMES™



PROJECT ADDRESSES



Remodel



New Construction



HUB Sherwin Williams Paint Store (West Side)
2303 Harrison Ave NW, Olympia



Dickey's Remodel & Repair 
3503 S Bay Rd NE, Olympia



Doyle Construction, LLC 
4303 68th Ave NE, Olympia



Dunamis Interiors + Design Build 
2820 Briarwood Ct SE, Olympia



Family Man Remodeling 
1426 37th Ave SE, Olympia



Kobza Home Builders Inc. 
6145 Lake Saint Claire Dr SE, Olympia



Kuster Homes & Remodeling, LLC 
& Maple + Marble
3101 Cedrona Dr NW, Olympia



Mallard Brothers Construction 
1305 Rogers St NW, Olympia



Mallard Brothers Construction 
8845 51st Ave NE, Olympia



Capitol Real Estate 
1227 Cherry St, Olympia



4th Dimension Construction 
5312 Littlerock Rd SW Ste 103, Tumwater



Red Door Interiors & Cabinetry 
& Jollymon Contracting, LLC
4522 Bush Mountain Dr SW, Tumwater



Doyle Construction, LLC 
10110 131st Ln SE, Rainier

THANK YOU TO OUR MAP SPONSOR



Olympia Federal Savings Locations (Main Sponsor)

KICK OFF YOUR TOUR AT THE HUB!

SAT & SUN - 10:00-4:00

Make Sherwin Williams your first stop to pick up your Tour Guide, browse the store and get a chance to win a "Home Refresh Bucket" and other prizes!

SATURDAY - 10:00-12:00

Stop in and visit the OlyFed booth to learn about the many great loan options and other services that OlyFed offers!

OlyFed

BANKING THAT'S MUTUAL



SHERWIN WILLIAMS®

Sherwin Williams

West Olympia

2303 Harrison Ave NW, Olympia, WA 98502

360-704-5309

ABOUT THE HUB SPONSOR:

Sherwin-Williams is a trusted partner to builders, contractors, designers, and homeowners across the globe. We provide coatings, color solutions, jobsite support, and resources designed to help projects run smoothly from start to finish. Our team is committed to delivering quality products, expert guidance, and dependable service!

thank you
TOUR COMMITTEE

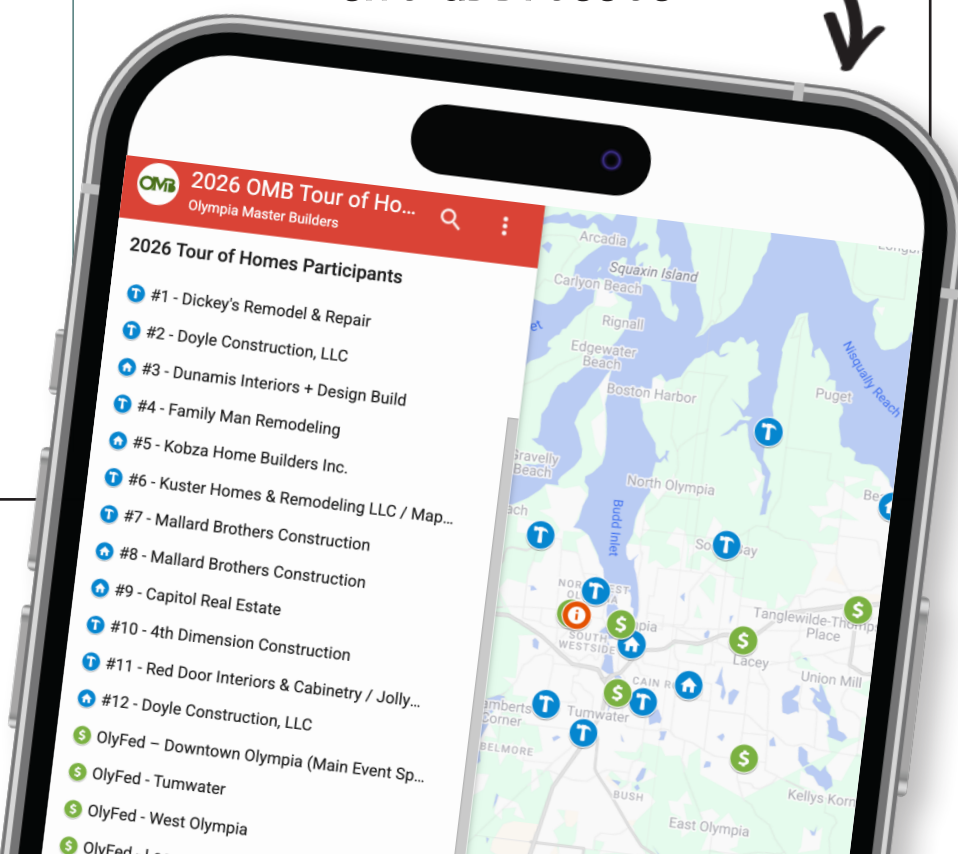
Nicole Montoya, Chair
OlyFed

Tamara Corona
Lifespan Construction, Inc.

Brianna Bedell
Olympia Master Builders

LEARN MORE AND DOWNLOAD THE
ONLINE TOUR GUIDE AT OMB.ORG

NEW INTERACTIVE TOUR GUIDE
GOOGLE MAP WITH
SITE ADDRESSES



DICKEY'S REMODEL & REPAIR | COMMERCIAL REMODEL



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Contractor # DICKE**95214

0 BEDROOMS | 2 BATHROOMS | 1,000 SQ. FT.



1

3503 S BAY RD NE - OLYMPIA

ABOUT THE PARTICIPANT

An experienced remodeling company with 25 years in business. Our talented team assists clients with remodeling projects including kitchens & bathrooms, additions/ADU, outdoor living & decks. Dickey's specializes in aging in place and accessibility including whole home redesign, bathing, ramps, chair lifts, and elevator installations. We believe you should live in a home that works for you, whatever your needs may be.

ABOUT THE PROJECT

After our massive showroom renovation in 2024, we wanted to update our two commercial bathrooms as well – while highlighting our core accessibility values and displaying how different materials and modifications can blend together into stylish ensembles. Accessibility doesn't have to be institutional or an after thought!

We would love for you to take the opportunity to visit our beautiful showroom and see our new bathrooms!

DETAILED DIRECTIONS

We are located at the intersection of South Bay Rd and Lilly Rd in Olympia. Turn into our parking lot at 3503 South Bay Rd NE, Olympia WA 98506.



FEATURES

- Roll-under sinks with accessible faucets
- Comfort-height toilets, with bidets
- Sleek grab bars
- Beautiful and durable flooring
- Easy to clean tile wainscoting and backsplashes
- Quartz and Quartzite countertops



DOYLE

CONTACT: Daniel Doyle
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Sales@DoyleBuilds.com
doylebuilds.com
Contractor:#DOYLECL815L7

3 BEDROOMS | 2.5 BATHROOMS | 2,958 SQ FT



2

4303 68TH AVE NE - OLYMPIA

ABOUT THE PARTICIPANT

At Doyle Construction, we're not just builders; we're craftsmen dedicated to turning your vision into reality. With deep roots in Olympia and a legacy of excellence spanning generations, we bring unparalleled expertise and passion to every project we undertake.

ABOUT THE PROJECT

Another stunning waterfront transformation by Doyle Construction. This Mid-Century Modern home underwent a complete renovation, including a new second story that enhances the property's incredible water views. The interior was redesigned from the studs out with upgraded systems, new flooring, custom cabinetry, countertops, and beautiful modern finishes. A new loft and outdoor deck add valuable living space, while the existing deck was transformed into a striking Ipe statement piece built to withstand the harsh saltwater environment. Clean lines, thoughtful details, and modern functionality come together to create a stylish, inviting home designed for everyday living and lasting appeal.

DETAILED DIRECTIONS

Head north on Johnston Point Rd NE, Turn left onto 68th Ave NE, Project is at the end of the road (approximately 0.5mi)



FEATURES

- Added second story to center of home, providing a double height entry and loft area with private viewing deck
- Full gut of interior with upgraded, electrical, plumbing, HVAC, & insulation
- Exotic hardwood Ipe deck replacement providing a beautiful and durable finish in a saltwater environment
- Custom cabinetry with Quartzite and Granite countertops with floating shelves, full height backsplash, and waterfall edges
- Custom steel features throughout home including handrails, stair set, and awning
- Standing seam metal roof with warm roof design using wood beam and car decking elements
- Modern freestanding energy efficient fireplace providing warmth and ambiance without obstructing water view
- Interior design and material selections by Diane Gassman with Interior Dimensions (360) 701-8986

DUNAMIS INTERIORS + DESIGN BUILD | NEW CONSTRUCTION (ADU)

2 BEDROOMS | 2 BATHROOMS | 900 SQ FT



CONTACT: Gina Carlson
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Contractor #DUNAMII926Q1



Photos courtesy of Blueprint Media LLC, Alex Farrell

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2820 BRIARWOOD CT SE - OLYMPIA

ABOUT THE PARTICIPANT

Dunamis Interiors & Design Build is a full-service interior design and construction company established by Gina Carlson in 1992. Dunamis is celebrating 34 years of award-winning business this year and is proud to be a part of another Tour of Homes event.

We offer a full range of services designed to enhance every aspect of your home whether for all new construction, a remodel, ADU's outdoor living spaces or specific room renovations. Whether you're aspiring to a luxurious kitchen, a serene bathroom, a captivating exterior, or any other upgrade, our team of experts is here to bring your vision to life with precision and style and from design to delivery for your new dream space.

ABOUT THE PROJECT

Escape to spacious living for one or two in your own backyard. Whether it be a rental, VRBO, or generational housing, this ADU hits it out of the park as a rental income retreat at 900 sf, located in the side backyard of the existing home the owner grew up in.

9-foot ceilings on the main floor and 8-foot ceilings on the second contribute to the vertical, functional use of space and comfort. Window placements strategically align the need for daylight and privacy. A neutral grounding of classic looks in flooring, cabinetry, and fixtures was mixed with whimsical and creative appointments for the owner of the new home.

His starstruck love for the finished ADU outperformed his wildest imagination and led him to stake his domain there and rent out the main home for his ROI. Come explore the new space he has been abducted to and all its creature comforts.



FEATURES

- Located on client's existing home lot in an established Olympia neighborhood
- 2 story, 2 bedroom home measures a total of 900sf
- 9' spacious ceiling height on the main floor
- GE appliance package in stainless steel
- The dark hickory LVP plank flooring, stained wood porch
- Special wallcovering, wall paneling and tile details
- Turnkey construction, interior design, landscaping and furnishings all provided by Dunamis

DETAILED DIRECTIONS

From Martin Way or Pacific Ave proceed to Boulevard Road SE. Turn LEFT or RIGHT onto Boulevard Rd SE. Turn LEFT onto 30th Ave SE. Proceed to Briarwood Court SE located just off round about. Turn LEFT into cul de sac and proceed to property.

From Yelm Highway proceed to Boulevard Rd and head North. Turn RIGHT onto 30th Ave SE. Proceed to Briarwood Court SE located just off round about. Turn LEFT into cul de sac and proceed to property.

From Hoffman Rd SE. Turn RIGHT OR LEFT onto 30th Ave SE. Proceed to Briarwood Court SE located just off round about. Turn RIGHT into cul de sac and proceed to property.

FAMILY MAN REMODELING | REMODEL

4 BEDROOMS | 3 BATHROOMS | 2,212 SQ FT



Family Man

R E M O D E L I N G

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Contractor #FAMILMH842B1



4

1426 37TH AVE SE - OLYMPIA

ABOUT THE PARTICIPANT

Family Man Remodeling is a family-owned design-build company rooted in communication, trust, and lasting commitment. We believe the best homes are created by first listening to the families who live in them. From the first conversation to the final detail, we are dedicated to thoughtful design, quality craftsmanship, and creating beautiful spaces where families can truly feel at home.

ABOUT THE PROJECT

This whole-home remodel transformed a dated residence into a bright, cohesive, and highly functional home designed for modern family living. The project included a thoughtfully reconfigured kitchen, a versatile family room, a dedicated home office, and carefully coordinated updates throughout. Completed on an accelerated timeline, every detail was approached with purpose—from refined finishes to precise craftsmanship—creating a seamless sense of continuity from room to room. The result is a warm, timeless home that balances beauty, comfort, and everyday functionality while giving the family a space designed to grow with them for years to come.

DETAILED DIRECTIONS

From the major intersection of Yelm Highway SE and Henderson Boulevard SE, travel north on Henderson Boulevard SE. Turn left onto Middle ST E- then turn right on 37th Avenue SE and continue to 1426 37th Avenue SE, Olympia, WA 98501. The residence is located on the right side of 37th Avenue SE; 2 Story 2 Car Garage. OR From major intersection of Cleveland Ave SE and Custer Way-Head East onto North Street SE and take a Right on Pifer Rd SE. Take a Left onto 37th Ave SE and continue to 1426 37th Avenue SE, Olympia, WA 98501. The residence is located on the left side of 37th Avenue SE; 2 Story 2 Car Garage.



FEATURES

- Whole-home transformation with a cohesive, modern design
- Reconfigured kitchen designed for beauty and everyday function
- Luxury coffee bar integrated into the kitchen
- New flooring installed throughout the entire home
- Updated bathrooms with refreshed vanities and finishes
- Flexible family room created for gathering and connection
- Dedicated home office incorporated into the new layout
- Thoughtfully coordinated finishes and craftsmanship throughout the home.

3 BEDROOMS | 3 BATHROOMS | 3,200 SQ FT

CONTACT: Jay Kobza
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Contractor #KOBZAHB015CQ



5

6145 LAKE SAINT CLAIRE DR SE - OLYMPIA

ABOUT THE PARTICIPANT

Jay Kobza has been a local home builder since the 1980's. In that time, he has built hundreds of custom and spec homes. He is still dedicated to building quality homes in Thurston County.

ABOUT THE PROJECT

This home features beautiful lake views that create inspiring backdrops to most rooms. The large modern kitchen has a built-in refrigerator/freezer. The open concept living area opens onto a covered deck. There is also a covered patio below for year-round outdoor enjoyment. The home has a large main floor primary bedroom, over-sized walk-in closet, tiled walk-in shower and soaking tub with rain shower. The lower floor is bright and spacious with 2 bedrooms, huge rec room, private home office and sauna! This custom quality home features a stylish powder bathroom, completely finished garage, abundant storage and lots of hardwood.

FEATURES

- Cedar lined sauna
- Main floor primary suite
- Oversized walk-in closet
- Tiled walk-in shower
- Built-in refrigerator-freezer
- View of Lake Saint Claire
- Large, covered deck
- Large, covered patio



DETAILED DIRECTIONS

From Yelm Highway turn North on Rehklau Road SE to first left on Kiwa Road SE, to first right on Lake Saint Claire Drive SE, the home is on the right.

KUSTER HOMES & REMODELING, LLC / MAPLE + MARBLE | REMODEL



3 BEDROOM | 3 BATHROOM | 3,075 SQ FT



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Contractor #KUSTEHR906C3



CONTACT: Amber Bevacqua
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maplenmarble.com

6

3101 CEDRONA DR NW - OLYMPIA

ABOUT THE PARTICIPANTS

Kuster Homes and Remodeling LLC is a high-quality home remodeling contractor since 2000. Expert craftsmanship and personalized service, creating beautiful functional spaces.

Maple + Marble is the South Sound's one-stop showroom for interior finishes. Their experienced team creates thoughtfully designed, functional Forever Spaces with quality cabinetry, countertops, tile, flooring, closets, and exceptional service from start to finish.

ABOUT THE PROJECT

Warmth, function, and thoughtful storage define this whole-home transformation. Kuster Homes led the remodel, while Maple + Marble designed and supplied cabinetry throughout. The dated cottage-style kitchen gained Belmont cabinetry, new countertops, hardwood flooring, increased storage, and a woodslat feature wall separating it from the living area. The reimagined primary suite features a natural maple vanity, tiled walk-in shower, freestanding tub, and custom closet. A playful blue-and-gold vanity enlivens the powder room. Removing a wall and adding custom stair and loft railings transformed an underused bedroom into a comfortable loft, giving the home a fresh, cohesive feel for everyday living.



FEATURES

- Belmont 1600 Solid Color Stain and Maple Cabinetry in Kitchen and Primary
- Removed angled built-in pantry and replaced with matching cabinetry creating more functional pantry space.
- Unique Blue and Gold vanity by Jeffrey Alexander in Powder
- Folding exterior door for seamless views
- Expanded hardwood floor and added wood slat wall feature
- Reimagined primary bedroom suite

DETAILED DIRECTIONS

Traveling North on Highway 101, take the Evergreen Parkway NW exit. Take a Left turn on to Cedrona DR NW. Follow until you reach home on the left.

MALLARD BROTHERS CONSTRUCTION | REMODEL

2 BEDROOMS | 1 BATHROOM | 1,500 SQ FT



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Contractor #MALLABC779CP



7

1305 ROGERS ST NW - OLYMPIA

ABOUT THE PARTICIPANT

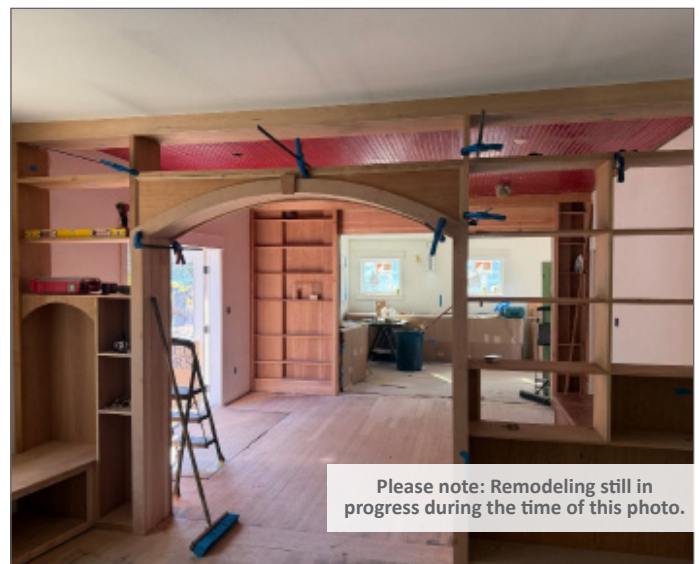
Mallard Brothers Construction specializes in bringing spaces to life with custom carpentry, fine woodworking and creative solutions in older homes and ADUs. With dedicated project managers and keen attention to detail, they ensure clients get value for their investment, knowing that beauty and quality defines value. They design and build Custom Homes, ADUs, Garage Conversions, Additions, and Remodels in Thurston, Lewis, and Mason counties.

ABOUT THE PROJECT

Perched high on Olympia's Westside, this 120-year-old Craftsman proves an old home doesn't need to lose its soul to live beautifully for another century. Following a groovy 1970s remodel, the home was thoughtfully reimagined around preservation, sustainability, and craftsmanship. Original fir floors were revived, while Douglas fir salvaged during demolition found new life throughout the home: shaped into arched built-in bookcases, a butcher-block island, a sweeping 24-foot curved bench, and even the range hood. Modern engineering and energy improvements are woven quietly into the original character, creating a home that feels distinctly historic, unexpectedly modern, and entirely one-of-a-kind.

DETAILED DIRECTIONS

Head south on I-5 toward Olympia. Take Exit 105 toward Port of Olympia/City Center. Follow signs for Capitol Way, then continue west toward Harrison Avenue. Turn right onto Harrison Ave NW. Turn right onto Rogers St NW. Continue north on Rogers Street; 1305 Rogers St NW will be on your left.



Please note: Remodeling still in progress during the time of this photo.

FEATURES

- Custom cabinetry throughout the entire home
- Restored hardwood floors
- Fully tiled bathroom
- Archways defining each space
- Exposed beams
- Reclaimed Douglas fir butcherblock kitchen island

MALLARD BROTHERS CONSTRUCTION | NEW CONSTRUCTION (ADU)

1 BEDROOM | 1 BATHROOM | 400 SQ FT



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Contractor #MALLABC779CP

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8845 51ST AVE NE - OLYMPIA

ABOUT THE PARTICIPANT

Mallard Brothers Construction specializes in bringing spaces to life with custom carpentry, fine woodworking and creative solutions in older homes and ADUs. With dedicated project managers and keen attention to detail, they ensure clients get value for their investment, knowing that beauty and quality defines value. They design and build Custom Homes, ADUs, Garage Conversions, Additions, and Remodels in Thurston, Lewis, and Mason counties.

ABOUT THE PROJECT

Designed to create more space for a growing family, this 400-square-foot ADU proves a small footprint doesn't have to feel small. A soaring 17-foot ceiling fills the home with light and openness while making room for a guest and storage loft above a full kitchen, bathroom, and living space. Full-length vertical cedar siding gives the exterior a distinctly modern PNW character. Inside, a custom oak staircase incorporates subtle storage, while a handcrafted hardwood loft railing replaces a traditional wall, preserving sightlines and the sense of volume. Small in scale, but unmistakably Mallard-made in its details.

DETAILED DIRECTIONS

Head south on I-5 toward Olympia. Take Exit 111 for Marvin Road. Turn right onto Marvin Rd NE and continue north. Turn left onto Hawks Prairie Rd NE, then right onto 51st Ave NE. Continue along 51st Avenue to 8845 51st Ave NE, which will be on your right.



FEATURES

- Nordic-Style Cedar Siding
- 10' walls with 17' vaulted ceiling with skylights
- Custom-made stairs to loft

2 BEDROOMS | 2.5 BATHROOMS | 1,898 SQ FT

CAPITOL
REAL ESTATE

CONTACT: Justin Hjelm
(360) 480-8813
justinhjelm@capitolregroup.com
www.13CTownhomes.com



9

1227 CHERRY ST - OLYMPIA

ABOUT THE PARTICIPANT

Capitol Real Estate is an independent, locally owned real estate company based in Tumwater, Washington, proudly serving Thurston County and communities throughout the South Sound. Our team provides trusted guidance for residential buying and selling, commercial real estate, property management, and investment opportunities.

Built on local knowledge, professional service, and lasting relationships, Capitol Real Estate offers clients the resources of a full-service real estate company with the personal attention of a community-focused team. With experienced agents and access to in-house property management, general contracting, electrical, HVAC, and appraisal expertise, we provide a streamlined, one-stop experience for property owners and clients at every stage.

Local. Trusted. Rooted in Thurston.

ABOUT THE PROJECT

Thirteen+Cherry is a new urban townhome community built to make homeownership attainable and provide an alternative to the modern “renter” ethos. Thoughtfully designed for the legislative class and right sized for second homeowners alike, each residence balances efficient, low maintenance living with quality craftsmanship and modern finishes. The community reflects the developer’s belief that well built homes should open the door to ownership, not close it. This belief is reflected in the delivery of a transferrable 8-year property tax exemption for each individual home.



FEATURES

- Attainable townhomes in heart of the Capital Campus district
- Low maintenance alternative to the single-family home
- Open concept main living with eloquent, modern finishes
- Energy efficient construction to meet progressive code
- Attached garage with excess storage
- Private outdoor patios and balconies
- 8-year property tax exemption that is transferrable
- Excellent proximity to I-5 and all urban amenities

DETAILED DIRECTIONS

From Capitol Way and Union Ave, head East on Union for 1/4 half mile. Turn right onto Jefferson St. Thirteen +Cherry is 1/4 mile ahead on the left off 13th Ave, marked by directional yard signs.

4TH DIMENSION CONSTRUCTION | COMMERCIAL REMODEL

1 BATHROOM | 917 SQ FT



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4thdimensionconstruction.com
Contractor #: 4THDIDC8250D



10 5312 LITTLEROCK RD SW STE 103 - TUMWATER

ABOUT THE PARTICIPANT

4th Dimension Construction is a Tumwater-based general contractor specializing in residential remodels, new construction, and commercial tenant improvements across local counties. The company has been voted Best of South Sound Home Builder & Remodeler and an Olympia Master Builders award winner, built on a simple philosophy: where time meets trust, building relationships beyond the moment.

ABOUT THE PROJECT

Wild Nectar Juice Bar breathes new life into a retired retail storefront, turning 915 square feet of empty space into a bright, welcoming spot for juices, smoothies, acai and grain bowls, wraps, and salads. 4th Dimension Construction reimagined the layout from the studs out, opening up the front of house, framing a striking concept wall behind the service counter, and creating a kitchen built to handle real volume. The result blends warmth with efficiency: new LVP floors, custom millwork, and a polished stone counter greet guests, while a fully re-plumbed back-of-house keeps the team moving during the rush.

DETAILED DIRECTIONS

From the intersection of Littlerock Rd SW and Trosper Rd SW in Tumwater, head into the retail plaza next to Fred Meyer. Wild Nectar Juice Bar is located at 5312 Littlerock Rd SW, Suite 103, next to Great Clips and L&L Hawaiian Barbecue.



FEATURES

- Full commercial kitchen build-out with new plumbing
- Decorative concept wall behind the service counter
- New LVP flooring throughout
- Custom millwork, chair rail molding, and Craftsman-style trim all around the shop
- Polished stone countertop at the service counter
- Restroom relocation and upgrade
- LED Frame Ceiling lights

3 BEDROOMS | 4 BATHROOMS | 4,128 SQ FT



CONTACT: info@reddoorolympia.com
www.reddoorolympia.com



CONTACT: Jeff Dieckman
360-915-4461
jeff@jollymoncontracting.com



11

4522 BUSH MOUNTAIN DR SW - TUMWATER

ABOUT THE PARTICIPANTS

Red Door Interiors is an award-winning, full-service interior design firm led by owner and lead designer Lara Anderson. Specializing in whole-home remodels, custom homes, Crystal Cabinetry, and furnishings, we create timeless, functional spaces through thoughtful design, expert project coordination, and personalized service—guiding every detail from concept to completion for homeowners throughout the South Sound.

JollyMon Contracting was established in 2007 as a locally owned general contracting company serving the South Sound. Owner and contractor Jeff Dieckman brings more than 40 years of construction experience, specializing in new home construction, full-scale remodels, and unique, challenging projects. JollyMon is known for creative problem-solving, quality craftsmanship, thoughtful design, and a hands-on approach focused on client satisfaction.

ABOUT THE PROJECT

Originally built as a meticulously crafted ranch home, this residence was thoughtfully reimagined to reflect the new owner's contemporary lifestyle while honoring its exceptional craftsmanship. Through a whole-home remodel and addition, Red Door Interiors created an open, functional design that seamlessly blends modern living with treasured family antiques. Custom cabinetry by Crystal Cabinets was carefully designed to showcase meaningful heirlooms, allowing history and contemporary design to coexist beautifully. The transformed home feels light, expansive, and welcoming, with every primary living space oriented toward the pool and breathtaking views of Mount Rainier, creating a seamless connection between indoor and outdoor living.

DETAILED DIRECTIONS

From Highway 101 take Crosby Blvd. SW exit and head South. Turn right onto Mottman Rd SW. Turn left onto RW Johnson Blvd SW, continue onto Bush Mountain Dr SW. Follow Bush Mountain Dr SW turning into the home entrance on the left.

FEATURES

- Entertainer's kitchen featuring a concealed range hood, 48" cooktop, integrated lighting, and seamless workflow.
- Butler's pantry designed for effortless hosting, featuring a pass-through serving window, dedicated bar area, beverage storage, and space for entertaining essentials.
- Resort-inspired pool serving as the home's focal point, influencing the layout, flooring, lighting, guest bath access, and expansive glass doors.
- Creative custom mural wallpapers that add personality and welcoming guests.
- Custom cabinetry tailored to the homeowner's height, lifestyle, and display of cherished antiques.
- Repurposed solid wood interior doors that preserve the home's character while complementing its contemporary design.
- Scandinavian-inspired floating wood flooring that provides warmth, durability, and a continuous flow for entertaining.
- Private en suite bathrooms for every bedroom, offering comfort and convenience for family and overnight guests.

1 BEDROOM | 1 BATHROOM | 799 SQ FT



DOYLE

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Contractor #DOYLECL815L7



12

10110 131ST LN SE - RAINIER

ABOUT THE PARTICIPANT

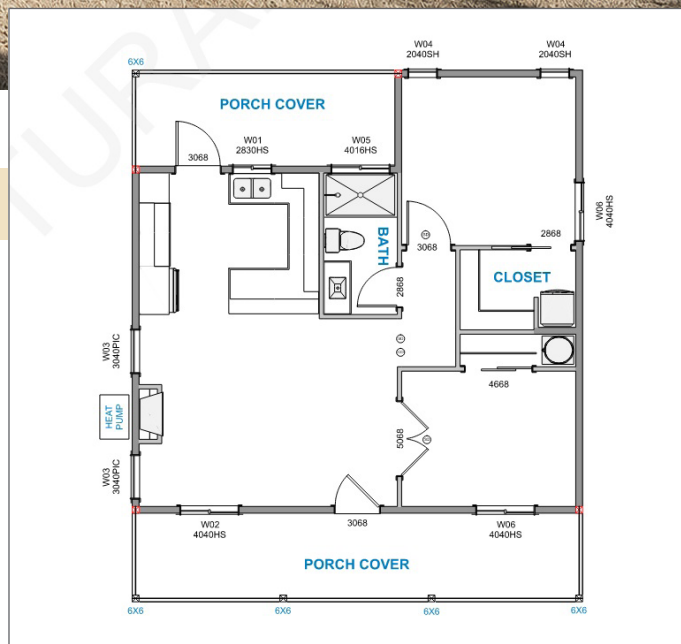
At Doyle Construction, we're not just builders; we're craftsmen dedicated to turning your vision into reality. With deep roots in Olympia and a legacy of excellence spanning generations, we bring unparalleled expertise and passion to every project we undertake.

ABOUT THE PROJECT

This new 799-square-foot ADU is designed to deliver exceptional quality, comfort, and style while staying thoughtfully within budget. Every aspect of the home was carefully planned to maximize functionality and value without compromising on craftsmanship or design. From the efficient layout and durable finishes to the thoughtful details throughout, the goal is to create a beautiful, inviting space that feels much larger than its footprint. This project demonstrates that smart design, quality construction, and cost-conscious planning can come together to create a high-quality home that is both practical and enjoyable for years to come.

DETAILED DIRECTIONS

Head SE on Rainier Rd SE, Turn Right onto Military Rd SE and travel 0.4mi, Turn Left onto 131st Ln SE, House is on the Left after 0.2mi.



FEATURES

- Value engineered design
- Integrated dishwasher in secondary sink bowl
- Full plywood cabinetry with Quartz countertops
- Custom tile shower with glass entry door
- Insulated concrete slab with high-performance vinyl window package for energy savings
- Self-adhered WRB, heat pump ductless HVAC, and HRV to deliver a healthy home and improved indoor air quality
- Increased door openings to provide comfortable access for aging in place

TIPS FOR HIRING A CONTRACTOR



MOST HOMEOWNERS WILL EXPERIENCE THE NEED TO HIRE A CONTRACTOR.

This could be an unplanned event, such as needing to hire a contractor quickly to make repairs after damage is done by a broken pipe or fallen tree. Or this could be the culmination of a years' planning to transform your dated kitchen into a gourmet cook's dream, or to enlarge your cramped bedroom into a luxurious master suite. Whatever the situation may be, hiring a contractor to make repairs or improvements to your home is not a decision to take lightly. Below are some tips and suggestions to help you make good decisions when hiring a contractor.

1. IS THE CONTRACTOR LICENSED, BONDED, AND INSURED?

You can verify this by calling the State of Washington's Department of Labor and Industries at 1-(800) 647-0982 or visit the L&I website at www.lni.wa.gov. Ask if there have been any complaints about the contractor, and if any, their status.

2. DON'T BE AFRAID TO ASK QUESTIONS.

Good communication with your contractor is vital to a successful project, as it helps clarify exactly what you want done. Get the answers that satisfy your needs; after all it is your home!

- Are they a local company?
- How long have they been in business?
- What types of work are they licensed to do?
- To what local trade associations do they belong?
- How many jobs have they done similar to yours?
- Have they done work before that requires a permit?
- Who are their materials supplier references?

3. DOES THE CONTRACTOR POSSESS A GOOD REPUTATION AMONG CUSTOMERS AND INDUSTRY PEERS?

Ask the contractor to share names and numbers of customers. Check references thoroughly. Visit past work done by your contractor, and ask the homeowners for their opinions on the work done.

4. EXAMINE YOUR BIDS CAREFULLY.

Bids that are noticeably lower than all others should be questioned. The difference may be in the quality of the materials used, experience of the crew doing the actual work, something is missing on the bid requirements, or it can be an indication that the contractor is not covering all the legitimate business costs. Don't automatically disregard a high or low bid, ask questions!

5. OBTAIN A WRITTEN CONTRACT.

Be sure that it includes price, payment terms, sales tax, permit fees (if applicable), the specific work to be performed, materials to be used, warranties, and payment schedules. It is also a good idea to include change-order processes, final review, sign-off procedures, and cleanup. Put all change-orders in writing and ask questions as work progresses. Avoid verbal contracts, and be very cautious about paying for incomplete work.



6. PERMITS ARE FOR YOUR PROTECTION!

Make sure permits are in place and inspections are made as the work progresses. Make sure the name of your contractor appears on the permit.

7. DOES THE CONTRACTOR OFFER A WARRANTY?

If so, what kind, and for how long? Be sure you understand what is covered under the warranty and what isn't.

8. IS THE CONTRACTOR A MEMBER OF OLYMPIA MASTER BUILDERS?

The Olympia Master Builders (OMB) is a professional trade association representing member companies. OMB helps educate members on new products, construction techniques, business practices, and industry issues.

Make sure a contractor is licensed, registered, bonded and insured prior to hiring.

Call the Washington State Department of Labor & Industries at (800) 647-0982 or visit www.lni.wa.gov

Visit omb.org for an online searchable directory of contractors, remodelers, and building industry professionals throughout Thurston, Lewis, Mason, Grays Harbor and Pacific City counties.

SPSCC RESIDENTIAL CONSTRUCTION ACADEMY SPONSORSHIP LEVELS

Community partners and donors play a vital role in making this program possible.

When you support the Residential Construction Academy, you help build careers, strengthen the workforce, and support housing solutions for our community.



MASTER BUILDER SPONSOR – \$10,000+

- Top recognition and leadership level
- Logo featured prominently on all program materials, signage, and student gear (shirts, hard hats, etc.)
- Recognition at Academy events and community open houses
- Opportunity to speak at program ceremonies
- Featured spotlight post on social media and partner websites
- Framed certificate and appreciation plaque from students
- Option to sponsor a student scholarship in your company's name

JOURNEYMAN SPONSOR – \$5,000

- Strong partnership and visibility
- Logo on program banners, flyers, and student t-shirts
- Recognition at Academy events and on social media
- Invitation to student networking and job fair events
- Featured logo on the Academy website and printed materials
- Certificate of appreciation

APPRENTICE SPONSOR – \$2,500

- Community and workforce supporter
- Logo on select printed materials and digital promotions
- Recognition on social media and at student events
- Certificate of appreciation

FOUNDATION SPONSOR – \$1,000

- Grassroots community partner
- Recognition on Academy supporter page
- Name listed on Academy donor board and website

FRIEND OF THE ACADEMY – \$250

- Entry-level support for individuals or small businesses
- Recognition on Academy supporter page
- Thank-you mention on social media

ADD-ON OPPORTUNITIES

- **Tool or Material Sponsor:** Donate building materials or tools and be recognized as an In-Kind Partner.
- **Scholarship Sponsor – \$1,500:** Provides tuition support for one student and includes recognition at graduation.

To sponsor this program or for more information, please contact Angela White at angela@omb.org today.

YOUR SUPPORT BUILDS THE FUTURE

We are seeking community partners, industry leaders, and donors who want to invest in the future of construction and housing in our region.

Together we can build:

- Skilled trades careers
- A stronger construction workforce
- The homes our communities need



SCAN HERE TO LEARN MORE ON HOW TO SUPPORT THIS PROGRAM.

Become a supporter today.



MEMBER BENEFITS



*One step ahead
of the game!*

The mission of Olympia Master Builders is to provide affordable housing to all segments of society. Browse our ever growing list of benefits and I am sure you will agree; you can't afford not to get involved. Here are just some of the benefits offered to members.

Industry Networking

MEETINGS & EVENTS

Membership gives you the opportunity to participate in and network at the many events taking place monthly and yearly. OMB covers 5 counties: Thurston, Mason, Lewis, Grays Harbor and Pacific. When you join you automatically become a member of your local chapter at no additional cost. OMB's chapters meet monthly. You are strongly encouraged to attend meetings whenever you can, for both networking and educational benefits.

Advertising Opportunities

BUYERS GUIDE

When you become a member with Olympia Master Builders your company is automatically put in to the Buyers Guide.

We print just over 10,000 copies per year and they are handed out at our Big Home & Garden Show as well as being in several of our member companies who have foot traffic. Not only that but they are direct mailed and sent out in the Olympian (our local newspaper).

OMB WEBSITE DIRECTORY

You also are automatically added to our Website that gets over 1,000 hits per month with folks looking for construction related services.

Health Insurance Program

Purchasing power, excellent benefits and rate stability are the cornerstones of the success of the BIAW Health Insurance Program.

Building Industry Insurance Program

The Building Industry Insurance Program (BiiP), is an exclusive member benefit which allows members the opportunity to purchase insurance products through BIAW member insurance agents at competitive prices.

Education Program

Class offering include: Practical workshops designed to raise the level of business performance; Courses providing information on the latest trends and technology in home building; and, Instruction by the industry's leading experts on regulatory changes and compliance.

Government Affairs

BIAW's Government Affairs Program exists to defend affordable housing for the citizens of Washington state. BIAW's team of lobbyists work on members' behalf to pass pro-housing legislation and defeat bills harmful to the housing industry.

Legal Program

BIAW's Legal Program is the most proactive and successful of any trade association in the state. BIAW's in-house and contract attorneys, along with Legal Committee members, directly represent members in crucial precedent-setting cases of statewide significance.

R.O.I.I.®

Return on Industrial Insurance

Largest retrospective ratings program in the state. It provides companies with several important advantages: A refund to member companies if the group's premiums exceed their losses; expert, in-house claims staff who act as your advocates.

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— FIVE COUNTIES STRONG —



VISIT OMB.ORG FOR MORE INFORMATION