



# Features

## Exterior Enhancements

Detached single family homes, co-generational or work-at-home designs. Detached casitas & attached junior suites.

Gray brush finish concrete driveways, walkways and extended covered patios.

6" block wall fencing & side yard gate.

3 plan elevations and 12 color schemes.

Eagle Roofing concrete roof tile.

Extended and covered patios, with recessed can lights and fan outlets, electrical & gas BBQ stub out.

8' feet tall sectional garage doors and automatic openers & illuminated address signage.

Elegant 8' tall Therma-Tru® entry door / decorative polished stainless entry handleset & deadbolt.

Electrical outlets & switch for holiday lighting included!

Optional front courtyard with wrought iron entry gate. See Sales for details.

## Expertly Crafted Interiors

España has two plans 1,400 – 1,515 sf; 2 bed – 2½ bath and 2 bed, office with 3½ bath.

Voluminous 9' ceilings in all areas with windows to maximize view & natural light.

Interior 2-panel square interior doors with modern style polished stainless lever hardware.

9 X 48 Luxury vinyl plank flooring- Carpeting only in bedrooms & study.

Choice of 3 designer selected interior paint colors throughout.

Long lasting, highly efficient, LED recessed can lighting throughout.

Elegant Shaker Style cabinetry in choice of white thermofoil or maple with choice of stain colors (one color throughout).

Structured wiring system with RG6 and CAT5e phone wiring for communications and networking.

Decora rocker-style electric switches and featured dimmer switches.

Pre-wired for ceiling fans in great room, all bedrooms & patio area.

Interior separate laundry rooms.

Standard electric fireplace.

5½" baseboard.

Standard ceramic backsplash at kitchen.

USB charging port at kitchen and primary.

## Showcase Kitchens

LG stainless steel appliance package includes:

30" gas range

Microwave/hood combination

Dishwasher

Refrigerator

Single basin stainless steel sink with garbage disposer and Moen® Genta one-handle pull-down faucet.

Quartz solid surface countertops with drop miter edge and 6" backsplash, full splash at range; in choice of colors.

Large kitchen islands with counter seating.

Elegant Shaker Style cabinetry in choice of white thermofoil or maple with choice of stain colors.

Under-cabinet kitchen lighting for ambient & task lighting.

Spacious pantries.

## Primary Bedroom/Primary Bath

Large private primary suites.

Spacious walk-in closets with double wood shelf, pole and shoe rack.

4 LED can lights, fan outlet, and TV outlet at 5'.

Elegant Shaker Style cabinetry in choice of white thermofoil or maple with choice of stain colors.

Large tiled walk-in showers with ceramic subway tile surround and matching 2" mosaic shower pan.

Piedrafina® bath counter tops with 4" backsplash at baths & laundry rooms. – variety of color selections.

Clear glass shower enclosures @ primary bath.

Rectangular undermount sinks.

Moen® Genta single lever, high arc sink faucet with matching shower trim.

Electrical for future bidet.

## Impressive Secondary Bedrooms and Baths

Spacious secondary bedrooms, carpeting, fan outlet, tv outlet, 2 recessed can lights.

2-panel square wardrobe & by-pass closet doors.

Elegant Shaker Style cabinetry in choice of white thermofoil or maple with choice of stain colors.

Secondary bathrooms feature Piedrafina® counter tops with 4" backsplash.

Rectangular under-mount sinks with contemporary Moen® Genta single lever faucet.

Easy-clean fiberglass shower with shelves and glass barn door shower enclosure.

## Energy Efficient Comforts

All plans conform with California Green Building Code standards and are inspected by an independent HERS Rater and are certified through Cal-Certs.

4.73 – 4.93 kW solar system.

High performance attic insulation includes R-15 at roof line and R-28 at ceiling of living areas.

R-21 insulation at exterior walls of living areas.

Natural gas heating.

High efficiency Carrier 16 SEER AC unit, 3.5- 5 ton air conditioning units with digital, programmable thermostat with WiFi access. (Plan specific)

Dual-glazed, Low-E windows and sliding glass doors.

Long lasting LED lighting throughout.

Dual-flush, high efficiency toilets and plumbing fixtures.

Tankless water heater system.

Landscape irrigation system in front yard included. Drought tolerant landscape provided in front yard.

Reassuring Safety Touches

Guard gated community.

Fire sprinklers throughout home.

Smoke detectors & carbon monoxide detectors as per building code.

## Tailor Made for You

Up to 2 bedroom plus casita floor plans available.

Extended vinyl & tile flooring.

Variety of upgraded lighting packages.

Rear yard pool, spa, and landscape designs.

Solar system panel upgrades.

Upgrade to custom counters, flooring and cabinetry.

Rear yard fire pit or BBQ area.

Other enhancing options. (see Sales Consultant)