

EXTERIOR

- Modern/contemporary design crafted by a professional in-house design team that consists of experienced architects and interior designers
- Hardie board siding
- Textured stucco
- 40-year composite shingle roof
- Black frame windows for a modern aesthetic
- Modern vinyl garage door with remote opener
- Straight-lined rain gutters and downspouts for a modern aesthetic
- Drought-tolerant landscaping in the front and back yards with privacy fencing
- Kelly Moore paint

UPGRADES

- Wood siding
- Smooth stucco
- Copper rain gutters and downspouts
- Standing seam metal roof
- Solid wood garage door

GENERAL INTERIOR

- Floor plans are designed to be highly functional and open, providing maximum value and comfort.
- The available style options for the contemporary overall aesthetic include light or dark color palettes, with features or accents of modern farmhouse or mid-century modern
- Ceiling height 9'-10'
- Engineered wood flooring
- Laundry room with built-in iron board, for lot 1 only: sink, storage, and quartz countertops
- Recessed LED lighting throughout with decorative pendant fixtures in select locations
- Underground comcast and AT&T connection
- Level 4 smooth finished drywall
- European or American cabinets based on design style
- Grohe (or equivalent) plumbing fixtures
- Built-in electric fireplace at family room

UPGRADES

- Level 5 smooth finished drywall
- Prewire automation for future window treatment installations

KITCHEN

- Prefab countertops with full tile backsplash
- Stainless steel Wolf (or equivalent) appliances: 36" refrigerator, dishwasher, and microwave/oven
- 36" electric range, 42" hood
- Stainless steel undermount sink with pullout spray faucet and heavy duty garbage disposal
- Decorative pendant lighting over kitchen island, LED lighting under-cabinet

UPGRADES

- Custom fabricated countertops
- Separate microwave drawer
- Thermador (or equivalent) appliances

BATHROOMS

- Tiled walls (on select walls) and floors in all bathrooms
- Toto toilets and sinks, undermount square sinks
- Modern soaking tubs or walk-in showers with frameless glass enclosures
- Prefab countertops with straight edge and full height tiled backsplash

UPGRADES

- All walls fully tiled
- Custom fabricated countertops

FEATURE LIST

**SUSTAINABILITY /
ENERGY EFFICIENCY**

- Solar panels
- Heat pump water heater
- Heat pump HVAC system
- Energy star certified appliances
- Robust insulation for temperature control
- Double-glazed Low-E windows
- Energy-saving LED lighting fixtures

UPGRADES

Battery for solar system

SMART HOME / TECHNOLOGY

- Nest thermostat
- Smart lock entry door hardware
- Video doorbell for enhanced security
- Electric vehicle charger in garage
- Remote controlled garage door opener
- Data and TV prewired in garage, living rooms or family rooms
- USB outlets throughout

UPGRADES

Smart home lighting and control system
Exterior security cameras

PRIMARY SUITE

- Coffered ceilings in primary bedroom
- Walk-in closet
- Freestanding soaking tub, separate tiled walk-in shower with shampoo niche, separate room for the toilet, double vanity with a make-up counter at primary bath

UPGRADES

Customized cabinets in walk-in closet
Separate microwave drawer

WARRANTY

- Limited 1-year warranty on workmanship
- Limited 2-year warranty on systems
- Limited 10-year warranty on structure

CUSTOMIZATION / UPGRADES

The design team offers a wide variety of options to customize and upgrade materials, finishes, appliances, and equipment. Please reach out to our team for details.

FEATURE LIST