MARINA STATION

COTTAGES - INCLUDED FEATURES

EXTERIORS

- Coastal-inspired elevations crafted with high-quality materials
- Professionally painted with Sherwin-Williams® paint
- Black-framed Milgard® dual-paned windows and sliding glass doors (per plan)
- Therma-Tru® 8' insulated entry door with Kwikset® handle featuring Microban® hardware
- Professionally designed, landscaped and irrigated front yards (HOA maintained)
- Sleek designer lighting with energy-efficient LED bulbs
- Concrete S-tile or composition shingle roofing (per elevation)
- Spacious alley-loaded two-car garages with full-sized driveways

INTERIORS

- 9' ceilings throughout
- 8' wood interior shaker-style doors with Microban® hardware
- Wood-trimmed window sills and baseboards throughout
- Designer-selected Sherwin-Williams® interior paint
- Energy-efficient lighting and designer-selected interior light fixtures
- Shaw® luxury vinyl tile (LVT) plank flooring at entry, kitchen and great room (per plan)
- Handset 13" x 13" Emser® ceramic tile flooring at select areas
- Shaw® carpet featuring Stain and Soil Protection and ColorGuard® bleach- and fade-resistant technology
- Interior laundry rooms with optional cabinetry
- Pre-wired for ceiling fans with light kits in all bedrooms, lofts and offices

KITCHENS

- Maple cabinetry with concealed hinges, full-depth shelves and optional cabinet hardware
- Granite slab countertops and islands with 4" backsplash
- Stainless steel single-bowl undermount sink
- Moen® Sleek™ polished chrome faucet with pull-down sprayer
- Whirlpool® stainless steel appliance package includes:
  - 30" freestanding stainless steel range
  - 30" stainless steel microwave
  - 30" stainless steel exhaust hood
  - 24" stainless steel dishwasher
- Spacious islands with generous seating areas (per plan)
- USB charging port installed for everyday electronics

PRIMARY SUITE

- Elegantly designed primary suite with en-suite bathroom and spacious walk-in closet(s) (per plan)
- Dual vanities with Kohler® undermount sinks and engineered stone slab countertops with 4" backsplash
- Moen® Jase™ plumbing fixtures with polished chrome faucets
- Groutless shower pans with engineered stone slab surrounds and two corner shampoo trays
- Private water closet

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SECONDARY BATHS

- Spacious vanities with Kohler® undermount sinks and engineered stone slab countertops
- Moen® Jase™ polished chrome plumbing fixtures and faucets
- Fiberglass groutless tub and shower surrounds

ENERGY AND SAFETY FEATURES

- Energy-efficient Low-E dual-pane vinyl windows
- Energy-efficient home with R-19 wall system and R-30 ceiling insulation
- Fire sprinkler system with alarm
- Smoke and carbon monoxide detectors with battery backup
- Dryer hookups include electric and gas connections
- High-efficiency heat pump tank water heater
- Solar Photo Voltaic System with bird deterrent included with your maintenance-free Lease package (Lease terms vary by plan)
- Water-efficient plumbing fixtures

ABOVE AND BEYOND TYPICAL CONSTRUCTION

- All exterior walls framed with 2x6 studs
- Fully wrapped structural shear at all exterior walls
- 1" continuous R-4 foam under all stucco areas
- Zonally controlled HVAC systems in all two-story homes
- Low-voltage structured wiring standard includes RG6 and CAT6
- Full hot water recirculation loop at kitchens and full bathrooms
- Sherwin-Williams® SuperPaint® at exterior wood trim
- Drip trays under kitchen sinks
- Quickflash® products at all exterior wall penetrations where applicable
- TYPAR® housewrap at all exterior wall locations
- Pest control treatment applied to each home during framing

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