

EXTERIORS

- Coastal-inspired elevations crafted with high-quality materials
- Milgard dual-pane, black-framed windows and sliding glass doors
- Therma-Tru® 8' insulated entry door with Kwikset® handle featuring Microban®
- Fully designed, landscaped and irrigated front yards
- Sleek designer lighting with energy-efficient LED bulbs
- Concrete S-tile or composition shingle roofing with lifetime warranty (per elevation)
- Spacious alley-loaded two-car garages with full-sized driveways

INTERIORS

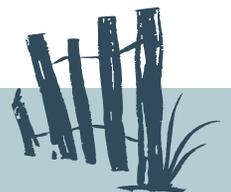
- 8' wood interior shaker-style doors with polished chrome round hardware
- Wood-trimmed windows and baseboards throughout
- Designer-selected two-tone interior paint
- Energy-efficient recessed lighting and designer-selected interior light fixtures
- Shaw® luxury vinyl tile (LVT) plank flooring at entry, kitchen and great room (per plan)
- Handset 17" x 17" 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 built-in cabinetry and engineered stone slab countertops
- Pre-wired for ceiling fans with light kits in all bedrooms, lofts and offices
- 10' ceilings at single-story plans
- 10' first-floor ceilings and 9' second-floor ceilings

KITCHENS

- Maple cabinetry with concealed hinges, full-depth shelves and optional cabinet hardware
- Granite slab countertops and islands with 6" backsplash
- Stainless steel single-bowl under-mount sink
- Moen® Align polished chrome faucet with pull-down sprayer
- Whirlpool® stainless steel appliance package includes:
 - 30" slide-in stainless steel range with 15,000 BTU SpeedHeat® burners and Wi-Fi Smart Range connectivity
 - 30" stainless steel low-profile exhaust hood
 - 30" stainless steel fingerprint-resistant microwave with trim kit
 - 24" stainless steel fingerprint-resistant dishwasher with third upper rack
- 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® under-mount sinks and engineered stone slab countertops with 6" backsplash
- Moen® Gibson™ plumbing fixtures with polished chrome faucets
- Groutless shower pans with engineered stone slab surrounds and two corner shampoo trays
- Private water closet



MARINA STATION

BUNGALOWS - INCLUDED FEATURES

SECONDARY BATHS

- Spacious vanities with Kohler® under-mount sinks and engineered stone slab countertops
- Moen® Gibson™ polished chrome plumbing fixtures and faucets
- Fiberglass tubs and groutless shower pans
- Engineered stone slab tub and shower wall 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
- Subsurface and drip weather-sensing irrigation system with water-conserving electronic timer
- Dryer hookups include electric and gas connections
- High-efficiency heat pump tank water heater
- Solar photovoltaic systems with high-efficiency microinverters
- Water-saving 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
- 20-mil multi-layer vapor and volatile organic compounds (VOC) barrier (10 mil required)

- Zonally controlled HVAC systems in all two-story homes
- Aluminum eave vents to prevent rust stains on exterior walls
- Low-voltage structured wiring standard includes RG6 and CAT6
- Full hot water recirculation loop at kitchens and full bathrooms
- Window enhancements on all elevations
- 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
- Typar® flashing at all window openings
- Black-painted interior HVAC registers for a clean, finished appearance
- Recessed sill at garage door to prevent water infiltration
- Specialized installation of exhaust fans for quieter operation
- Pest control treatment applied to each home during framing

