

EXTERIORS

- Coastal-inspired elevations crafted with high-quality materials
- Milgard® dual-pane, black-framed windows and sliding glass doors
- Therma-Tru® 8' insulated entry doors with Kwikset® handle sets
- Fully designed, landscaped and irrigated front yards with sprinkler controller
- Sleek designer recessed lighting with energy-saving LED bulbs
- Concrete Flat Tile roofing with lifetime warranty
- Spacious alley-loaded two-car garages

INTERIORS

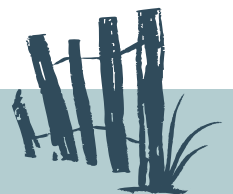
- 8' wood interior shaker-style doors with polished chrome lever hardware
- Wood-trimmed window sills and baseboards throughout
- Designer-selected three-tone interior paint
- Energy-efficient recessed lighting and designer-selected interior light fixtures
- Shaw® luxury vinyl tile (LVT) plank flooring at entry, kitchen and dining room (per plans)
- Handset 17" x 17" Emser® ceramic tile flooring
- 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 and laundry sink
- Pre-wired for ceiling fans with light kits in all bedrooms, lofts and offices
- 10' ceilings at single-story plans
- 9' first-floor ceilings and 9' second-floor ceilings

KITCHENS

- Maple cabinetry with concealed hinges, full-depth shelves, included cabinet hardware and full-height kitchen upper cabinets to ceiling
- Quartz slab countertops and islands with 6" backsplash
- Cast iron farmhouse single-bowl sink
- Moen® Align® MotionSense Touchless polished chrome faucet with spring pulldown sprayer
- Whirlpool® stainless steel appliance package includes:
 - 36" stainless steel gas cooktop with 5 burners
 - 36" stainless steel 450 CFM exhaust hood
 - 30" stainless steel built-in microwave and wall oven with trim kit
 - 24" stainless steel fingerprint-resistant dishwasher with third upper rack
- Designer-selected luxury vinyl tile (LVT) flooring by Shaw®
- Spacious islands with generous seating areas (per plans)
- USB charging port installed for everyday electronics

PRIMARY SUITE

- Elegantly designed primary suite with separate bathroom and spacious walk-in closet(s) (per plans)
- Dual vanities with Kohler® undermount sinks and engineered stone slab countertops with 6" backsplash
- Moen® Iver™ plumbing fixtures and polished chrome faucets
- Engineered stone slab shower surrounds
- Private water closet



MARINA STATION

VILLAS - INCLUDED FEATURES

SECONDARY BATHS

- Spacious vanities with Kohler® undermount sinks and engineered stone slab countertops
- Moen® Iver™ polished chrome plumbing fixtures and faucets
- Solid surface walls above fiberglass tubs and at secondary showers with tile pan (per plan)

ENERGY AND SAFETY FEATURES

- Energy-efficient Low-E dual-paned vinyl windows
- Energy-efficient home: R-19 wall system, R-30 ceiling with special framing techniques for draft protection
- Fire sprinkler system with alarm
- Smoke detectors and carbon monoxide detectors with battery backup
- Water-conserving subsurface and drip weather-sensing irrigation system with electronic timer
- R-6 duct system
- Electric and gas dryer hook-up
- High-efficiency heat pump tank water heater
- Solar photovoltaic systems including high-efficiency micro inverters & bird deterrent hardware
- 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/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
- Telecom demarcation housing sized for future fiber-optic conversion to home
- Low-voltage structured wiring standard includes RG6 and CAT6
- Full hot water recirculation loop with circulation pump and remote controls at kitchens and full bathrooms
- Exterior window enhancements at all elevations
- Sherwin-Williams SuperPaint® at exterior wood trim, including mildew-resistant agents
- Drip trays under kitchen sinks
- Aluminum pre-painted gutters to prevent corrosion
- Quickflash® products at all exterior wall penetrations where applicable
- Typar® housewrap at all exterior wall locations
- Typar® flashing at all window openings
- Pre-finished metal roofing (per elevation)
- Black-painted interior HVAC register cans for a clean, finished appearance
- Recessed sill at garage roll-up door to prevent water infiltration
- Hard-piped exhaust fans for quieter operation
- Pest control treatment applied at framing for every home

