



FEATURES

VISION

- Designed by award-winning architects, KTG Architecture + Planning
- Contemporary architectural styled exteriors
- 2-car direct access garage
- Sectional roll-up garage door opener and two remote transmitters
- 9' ceilings on each level
- Private decks and courtyards (per plan)

COMMUNITY

- Top-rated Irvine School District
- Community park with dining courtyard and barbecues
- Nearby shopping, restaurants, services and activities

INTERIOR

- 8' Therma-Tru front entry doors
- Kwikset Camino contemporary handleset, chrome finish
- Designer selected color vinyl dual glazed Low E windows with white interior frames
- One panel interior doors with Kwikset Sydney chrome lever hardware
- Textured Vinyl Plank flooring throughout including entry, baths, powder rooms, kitchen and laundry
- Plush carpet at main living areas, stairs, bedrooms and hallways
- Pre-wired for future ceiling fan at living room, dining room, master bedroom, den, and secondary bedrooms
- Designer selected modern front entry building light fixture
- Decora style white light switches
- Spacious walk-in closet in master bedroom

KITCHEN

- White or Grey quartz countertops with square edge and 6-inch quartz backsplash, full height at cooktop
- Quartz slab kitchen islands (per plan)
- KitchenAid stainless steel appliances, including 36" 5-burner gas cooktop, 36" under-cabinet hood, 30" built-in oven with convection, 24" microwave with trim kit, and dishwasher
- White Satin Thermofoil cabinets with Shaker frameless doors with concealed soft closing hinges and soft closing drawers, adjustable shelves and chrome cabinet pulls
- Sonetta stainless steel kitchen sink with Insinkerator garbage disposal
- Delta Trinsic single handle, chrome kitchen pull down faucet with spring spout
- Spacious storage pantry
- Under cabinet LED lighting in kitchen

BATHS

- White Shaker Satin Thermofoil cabinets with frameless doors with concealed soft closing hinges, adjustable shelves and chrome cabinet pulls
- Handset tile at shower walls and floor at master baths
- Framed glass shower door enclosure at master baths
- Fiberglass tub/shower combination in secondary baths
- Contemporary pedestal sink at powder
- Contemporary bath vanity lighting with chrome finish
- White or Grey quartz countertop at master and secondary bath with rectangular porcelain undermount sink
- Delta chrome faucets in master and secondary bath

GREEN + TECH

- Energy efficient tankless water heater
- Energy-saving insulation in exterior walls and ceilings
- Energy efficient LED recessed lighting in dining room, hall, kitchen and baths
- Advanced wiring with RG6 and CAT5 cables for high speed connections with the ability for home networking
- USB outlet located at kitchen and master bedroom
- Gas forced heating and air conditioning
- Conduit for electric vehicle in garage
- Flat panel television outlet and media connect in great room and master bedroom
- Electronic smoke detectors and carbon monoxide monitors
- Water efficient landscaping

UPGRADE POSSIBILITIES

- Designer selected upgraded flooring
- Enhanced countertops, backsplashes and shower surrounds
- Two-tone interior paint
- Electrical packages
- Window coverings
- Upgraded appliance packages and refrigerators
- Closet organizers
- Keyless garage entry
- Keyless entry door touchpad
- Mirrored wardrobe doors
- Frameless shower and tub enclosures
- Low voltage option packages
- Home automation option packages
- Stair design and finish options
- Cabinet door styles and finishes
- Security systems
- Ceiling fans
- Washers and dryers

Live Urban. Live Irvine.

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