




# FEATURES

At Intracorp, we believe in “Building the Extraordinary.” This philosophy is our daily reminder to create homes that go beyond the expected. Look for the Intracorp Extraordinary logo  highlighting special features you won’t easily find elsewhere.

## 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
- Large private decks and patios (per plan)

## COMMUNITY

- ↳ Top-rated Irvine Unified School District; Assigned schools: Culverdale Elementary, Westpark Elementary, South Lake Middle School, University High School
- ↳ Community park with dining courtyard and gas barbecues
- Nearby shopping, restaurants, services and activities

## INTERIOR

- 8’ Therma-Tru front entry doors
- Kwikset contemporary handleset, chrome finish
- Designer-selected color vinyl dual glazed Low E windows with white interior frames
- One panel interior doors with Kwikset chrome lever hardware
- Textured Vinyl Plank flooring at 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 with chrome closet rod in master bedroom

## KITCHEN

- ↳ White or grey european quartz countertops with square edge and 6-inch quartz backsplash, full height at cooktop
- ↳ European 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

## GREEN + TECH

- Home automation and security hub with alarm keypad including (2) one-way smart switches, set up by a Home Automation Expert
- 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 raised outlet and media connect in great room and master bedroom
- Electronic smoke detectors and carbon monoxide monitors
- Water-efficient landscaping

## BATHS

- ↳ White, satin, Thermofoil Shaker cabinets with frameless doors, 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 bath
- Contemporary bath vanity lighting with chrome finish
- ↳ White or grey european quartz countertop at master and secondary bath with rectangular porcelain undermount sink
- Delta chrome faucets in master and secondary bath

## UPGRADE POSSIBILITIES

- Designer-selected flooring
- Enhanced countertops, backsplashes and shower surrounds
- Two-tone interior paint
- Electrical + low voltage option packages
- Window coverings, including automated operation
- Upgraded appliance packages (e.g. refrigerator, washer, dryer)
- Closet organizers
- Keyless garage entry
- Keyless entry door touchpad
- Mirrored wardrobe doors
- Frameless shower + tub enclosures
- Home automation option packages
- Stair railing design + finish options
- Cabinet door styles and finishes
- Security systems
- Ceiling fans
- WiFi-enabled garage door opener

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