

## EXTRAORDINARY EXTERIORS

- Coastal contemporary architecture
- Expansive Sky Suites with shade trellis. Pre-plumbed for gas, electric and water
- Optional solid, covered Sky Suites for maximum shade protection and entertainment potential
- Large covered decks off great rooms with 8' high sliding door
- Private, gated side yard storage at select home sites
- 2-car direct access garage with sectional Wi-Fi enabled roll-up garage door and Liftmaster garage door opener with two remotes
- Modern LED entry and exterior building lights
- Therma-Tru Pulse entry door with clear glass insert and Schlage Century contemporary handle-set in satin nickel

## INTERIOR STYLING

- Convenient live/work office with restroom at first floor
- Dark bronze color vinyl, exterior dual glazed Low E windows with white interior frames
- 9' ceilings at each floor
- Single panel interior doors with modern, Schlage Latitude lever handle-set in satin nickel
- Contemporary single panel bi-pass wardrobe doors at secondary bedrooms
- Textured vinyl plank flooring at entry, baths, kitchen and laundry
- Plush carpet at main living areas, stairs, bedrooms, and hallways
- Pre-wired for future ceiling fan or light fixture at 1st floor work room, great room, master bedroom and secondary bedrooms
- Large walk-in closets at master bedrooms
- Decora style white switches
- Stylish open wood stair railing at first floor in white painted finish
- 4-inch LED recessed can lights at select locations
- Square corner drywall throughout

## KITCHENS

- White or grey quartz countertops with square edge and 6-inch quartz backsplash, full height behind cooktop
- Convenient food preparation islands with quartz countertops
- Kitchen Aid stainless steel appliances, including 36-inch, 5 burner gas cooktop, 36-inch hood, built-in microwave oven with trim kit, over 30" built in convection oven and dishwasher
- White thermofoil frameless cabinets with Shaker doors, concealed, soft-closing hinges, adjustable shelves, and 6" modern satin nickel pulls
- Moen single basin, stainless steel, undermount kitchen sink with garbage disposal
- Contemporary Moen Align faucet with pull down nozzle spray
- Spacious storage pantry
- Under cabinet task lighting in kitchen
- Pre-wired for pendant lights above kitchen island

## BATHS

- White thermofoil frameless cabinets with Shaker doors, concealed, soft-closing hinges, adjustable shelves, and 6" modern satin nickel pulls
- Master shower surrounds with 3 X 6-inch white tile, 2 X 2-inch white tile at shower pan and framed clear glass shower door enclosure
- Acrylic tub/shower combination at secondary baths
- White or grey quartz countertop with 4-inch backsplash and rectangular, white porcelain undermount sink at master and secondary bathrooms
- Moen Align faucets in polished chrome
- Modern bath vanity lighting with chrome finish

## EFFICIENCY & CONVENIENCE

- High efficiency tankless water heater
- Dual-glazed vinyl windows with efficient Low E, energy-saving glass
- Energy-saving insulation in exterior walls and ceilings
- Water-conserving toilets
- Weather-stripping on all exterior doors
- LED can lighting in dining, halls, kitchen and baths
- Indoor laundry room at 3rd floor with gas hookup
- Elevated height flat panel television connect in great room and master bedroom
- Advanced wiring with RG6 and CAT5 cables for high-speed connections
- USB charging stations in kitchen, master bedrooms, and secondary bedrooms
- Home automation security hub and alarm keypad featuring the ALL-READY Connected Home technology, which includes:
  - 2 door sensors
  - One 2-way Smart Light switch located near front door
  - Set up and orientation by a Home Automation expert
  - Wi-Fi enabled garage door controller
- Gas forced heating and air conditioning
- Energy efficient, Wi-Fi enabled Nest Thermostat
- Conduit for electric vehicle in garage
- Electronic smoke detectors and carbon monoxide monitors
- Fire sprinkler systems

## COMMUNITY

- Neighborhood amenities include community garden, bocce ball, shuffle board court, open play lawn, shade trellis, group dining terraces with bbq, bike racks, and tot lot
- Minutes to convenient shopping, restaurants and grocery stores
- 87 Walk Score
- Within a few minutes bike to PCH or the beach
- Top-rated Newport Mesa Unified School District

## UPGRADE POSSIBILITIES

- Designer selected upgrade flooring
- Stair design & finish options, including open rail system at select locations
- Enhanced countertops, backsplashes, and shower surrounds
- Two-tone interior paint
- Electrical packages
- Window coverings
- Cabinet doorstyles and finishes
- Mirrored wardrobe doors
- Closet organizers
- Frameless tub enclosures
- Upgraded appliance packages and refrigerators
- Washers and dryers
- Home automation available audio upgrades
- Security systems
- Ceiling fans
- Structured wire upgrades
- Windows in garage doors
- Solid covered roofs at Sky Suites
- Kitchenettes at Sky Suites