

INCLUDED FEATURES WITH YOUR HOME.*

PRELIMINARY

THE IMPRESSIVE EXTERIOR

- Northern Italian, Spanish, Traditional and French Country architecture with shutters and brick (varies per elevation)
- Architecturally specified exterior color palette for enhanced street scene
- Elegant Therma-Tru Smooth Star insulated entry doors with Schlage® hardware in satin nickel finish
- Insulated metal roll-up garage door with automatic door opener
- Concrete walks and driveway
- Weatherproof exterior electrical outlets
- High-performance insulated stucco system
- Lighted house numbers
- Coach lights

THE DISTINCTIVE INTERIOR

- 2.5" base boards
- Upgraded interior finishes, such as architecturally specified LED lighting
- Custom radius wall corner
- Elegant interior architectural details
- Raised five-panel interior doors
- Flooring includes earth-friendly carpeting over pad flooring in selected areas and vinyl in all entry and kitchen; baths and laundry, all in choice of designer selected colors (see New Home Advisor for specific areas)
- Dexter by Schlage® satin nickel finish interior door hardware
- Cultured marble solid surface countertops with fiberglass tub/shower surrounds in secondary baths
- Woodhurst by Delta® WaterSense® polished chrome finish plumbing fixtures in bathrooms
- Separate interior laundry room with upper shelf over washer and dryer and vinyl flooring
- Functional linen storage

- Open linen shelves in laundry room
- Pre-wired for cable TV in Great Room and Owner's Suite
- Low VOC interior paint
- Ceiling fan prewire at Great Room and Owner's Bedroom
- Decora rocker switches

THE GOURMET KITCHEN

- Slab granite countertop with 6" splash
- Recessed-panel maple cabinetry in choice of stain/color with round knobs
- Recycling center
- Delta single handle pull-out faucet in chrome finish
- Choice of Artisan single or dual compartment 18-gauge stainless steel undermount sink
- General Electric® stainless steel finish appliance package including 30" 5-burner gas range with hood above, and ENERGY STAR® dishwasher
- Convenient storage pantry
- Pre-wired for telephone (CAT 5)
- USB Charging station

THE ELEGANT OWNER'S SUITE

- Large walk-in closet with raised two-panel doors
- Pre-wire for telephone and TV in Owner's Suite (CAT 5)
- Cultured marble solid surface countertop with dual Artisan® undermount rectangular sinks
- Large soaking tub with shower combo
- Adult-height vanities
- Decorative Woodhurst by Delta plumbing fixtures in polished chrome finish with complementary accessories
- Compartmentalized water closet with water-saving elongated toilet
- Custom recessed panel maple cabinetry with round knobs

FOR YOUR COMFORT AND CONVENIENCE

- Dual-pane spectrally selective Low-E tempered vinyl windows
- Smart Sense® fans in all bathrooms
- Smoke detectors with warning buzzer and battery backup
- Carbon monoxide monitors
- Interior fire sprinkler system
- Pressure-balanced plumbing valves at all showers
- Thermostatically controlled forced-air heating and air conditioning
- Energy efficient programmable thermostats
- Weather stripping on exterior doors
- Irrigation controller with rain sensor
- Water friendly front yard landscape
- Solar panels with signed lease agreement
- Tankless water heater
- Whole home WiFi connectivity
- Electric car charge ready
- Minimum of 1 Amazon Echo device for voice control
- Samsung Smart things Hub for home connectivity
- WiFi Garage Door Opener, Entry Door Lock and Irrigation Controller
- Smart Light Switches
- Ring Camera Doorbell
- An Amazon Expert to set the devices up in your new home
- 90 days of ongoing Amazon support
- WiFi programmable thermostat

AVAILABLE FEATURES WITH YOUR HOME.*

PRELIMINARY

Pardee Homes is proud to offer a wide variety of optional features. Below is a sampling of the many ways you can personalize your new home through our Design Studio. Please see your New Home Advisor for additional customizing opportunities.

GOURMET KITCHEN CHOICES

- Choice of model showcased countertop finishes, quartz and granite in choice of designer-selected colors, edge selections and custom backsplashes
- Delta Kitchen Faucets with or without soap dispensers in a variety of styles and finishes
- Upgraded Fireclay apron front kitchen sink
- General Electric® Profile™ appliance packages in stainless steel or black stainless
- Selection of General Electric® refrigerators
- Recessed or raised-panel cabinetry in choice of styles and finishes
- Decorative knobs or pulls in choice of styles and finishes
- Under and over LED cabinet lighting

ELECTRICAL & LOW VOLTAGE FEATURES

- Security systems
- Additional telephone, cable or data outlets
- Additional USB outlets
- Audio possibilities include top quality built-in surround sound

- Recessed TV outlets for wall-mounted flat screens
- Ceiling fan pre-wires
- Additional electrical outlets
- Exterior holiday light package
- LED lighting packages

OUTDOOR LIVING

- Exterior barbecue gas stub
- Rain gutters at entry or full house
- 12' sliders at optional covered patio (Plan 3)
- Covered patio flush mounted heaters
- Man door from garage to side yard
- Duralum patio cover (Lattice)

LIVING SMART OPTIONS

- Whole house fan
- Additional LED lighting
- Dual flush toilets
- Electric car charging station

DISTINCTIVE FINISH SELECTIONS

- Stair rail design and finish choices including stained handrail
- Open rail pickets replacing standard low wall locations

- Window sill/apron packages
- Additional carpet and pad selections
- Additional hard surface floor materials
- Optional medicine cabinets in baths
- Mirrored closet and wardrobe doors

BATHROOM SUITES

- Customize your countertops with model showcased backsplashes
- Door between Owner's Suite and Owner's Bath
- Clear or obscure glass tub/shower enclosures for the Owner's and secondary baths
- Separate walk-in fiberglass shower with clear safety glass enclosure in Owner's Bath
- Zaca® frameless medicine cabinet in Owner's Bath

PERSONALIZE YOUR LAUNDRY ROOM

- Upper cabinetry
- Selection of General Electric washers and dryers available in either top or front load

*Available at additional cost and subject to construction cutoff dates.

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. You must visit a Company New Home Gallery to purchase a home. Please consult a New Home Advisor for specific price and other information for each community. Please see the actual purchase agreement for additional information, disclosures, and disclaimers relating to any home, homesite and/or the features thereof. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, sex, sexual orientation, handicap/physical disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Trails may be dangerous—use at your own risk. Our name and the logos contained herein are registered trademarks of TRI Pointe Group, Inc. and/or its subsidiaries. CA Contractor's License No. 251810. CA DRE License No. 02027320. © 2019 Pardee Homes, a member of the TRI Pointe Group. All rights reserved.

