

# OVERLAND

AT SPENCER'S CROSSING

## INCLUDED FEATURES WITH YOUR HOME.

### THE IMPRESSIVE EXTERIOR

- Spanish, Farmhouse, Ranch and Craftsman architecture
- 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
- Coach light
- Lighted house numbers

### THE DISTINCTIVE INTERIOR

- 4 ½" Craftsman base boards
- Upgraded interior finishes, such as architecturally specified LED lighting
- Raised five-panel interior doors
- Flooring includes carpeting over pad flooring and vinyl in all areas; all in choice of designer selected colors
- Dexter by Schlage® satin nickel finish interior door hardware
- Quartz solid surface countertops with fiberglass tub/shower surrounds in secondary baths
- Ashlyn by Delta® polished chrome finish plumbing fixtures in bathrooms
- Separate interior laundry room with upper shelf over washer and dryer
- Functional linen storage
- Open linen shelves in laundry room
- Pre-wired for cable TV in Great Room and Primary Suite
- Ceiling fan pre-wire at Great Room and Primary Suite
- Low VOC interior paint

### THE GOURMET KITCHEN

- Slab Granite countertop with 6" Splash
- Shaker hardwood cabinetry with brushed chrome round knobs
- Recycling center
- Delta single handle pull-out faucet in chrome finish
- Stainless steel dual compartment 18-gauge undermount sink
- GE® stainless steel finish appliance package including built-in cooktop with single oven below, a micro/hood above and ENERGY STAR® dishwasher
- Convenient storage pantry
- Pre-wired for telephone (CAT 5)
- USB Charging station

### THE ELEGANT PRIMARY SUITE

- Large walk-in closet with raised five-panel doors
- Quartz solid surface countertop with dual undermount rectangular sinks
- Large Shower at Primary Bath
- Cabinetry to match kitchen with polished chrome round knobs
- Decorative Ashlyn by Delta® plumbing fixtures in polished chrome finish with complementary accessories
- Compartmentalized water closet with water-saving elongated toilet
- One frameless beveled mirror
- Medicine Cabinet

### FOR YOUR COMFORT AND CONVENIENCE

- Dual-pane spectrally selective Low-E tempered glass windows
- Exhaust fans in all bathrooms

- Pressure-balanced plumbing valves at all showers
- Solar panels with purchase or signed lease agreement
- Smoke detectors with warning buzzer and battery backup
- Carbon monoxide monitors
- Interior fire sprinkler system
- Thermostatically controlled forced-air heating and air conditioning
- Weather stripping on exterior doors
- Water friendly front yard landscape
- Tankless water heater
- Electric car charge pre-wire
- Garage service door

### HOMESMART

- Amazon Echo
- Amazon Echo Dot
- Samsung Smart Things Hub
- Netgear or TP Link 8-Port Switch
- Eero System WAP
- Liftmaster 8160W Garage Door Opener
- Schlage Connect Entry Handle Set
- Leviton Smart Light Dimmers Switch (in select locations)
- Energy-efficient WiFi Programmable Thermostat
- Ring Pro Camera Doorbell
- Rainbird WiFi Enabled Smart Irrigation Controller



## AVAILABLE FEATURES WITH YOUR HOME.\*

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.

### KITCHENS

- Quartz and Granite countertops in choice of designer-selected colors
- Tile backsplashes to fit any style
- Delta kitchen faucets in a variety of finishes and styles
- Large kitchen sinks in choice of single or dual basin
- GE® Profile and Café appliance packages
- Painted or stained cabinetry with a choice of knobs or pulls
- Under cabinet LED lighting
- Super Pantry at Sycamore

### DISTINCTIVE FINISH SELECTIONS

- Open stair rail design in finishes that complement cabinetry
- Additional carpet and hard surface flooring material choices
- Interior paint colors with enamel baseboards
- Enameled millwork at windows
- Mirrored wardrobe doors
- French Doors at Den
- Retreat off Primary Suite
- Slider at Primary Suite (at select plans)
- GenSmart Suite® (at Sycamore) with or without washer/dryer

### BATHROOM SUITES

- Freestanding Tub at Primary Bath
- Tile Shower at Primary Bath
- Spa Shower at Primary Bath
- Door between Primary Suite and Primary Bath

- Clear or obscure glass enclosures at tubs and showers
- Wood framed mirrors
- Medicine cabinets at Secondary Baths

### LAUNDRY ROOM

- Laundry sink and Delta chrome faucet on select plans
- Additional cabinetry available over washer/dryer space
- GE® washer & dryer pairs

### ELECTRICAL & LOW VOLT

- Additional telephone, cable or data outlets
- Additional USB outlets
- LED lighting packages
- Ceiling Fan Pre-Wire Packages

### OUTDOOR LIVING

- Covered patio (Extended size also available)
- Aluminum patio cover
- Large center slider with covered patio
- Stacking doors with covered patio
- Deck available at Magnolia and Sycamore (Extended size also available)
- Exterior barbecue gas stub
- Rear Facing Garage Door (available at Sycamore)

### LIVING SMART

- Quiet Cool Whole House Fan
- Dual flush toilets

\*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. © 2020 Pardee Homes, a member of the TRI Pointe Group. All rights reserved.