

5713 Larkin Street, Unit A Layout and Features*

***All info per builder, provided to owner at time of purchase.**

NOTABLE FEATURES

- Solid core doors (heavier feel and better sound insulation) throughout
- Upgraded chrome Delta contemporary plumbing fixtures
- Chrome hardware throughout (cabinet knobs/pulls, door hinges, door hardware, bath accessories)
- 5.1 Surround Sound pre-wiring at Living; and speaker wiring at both Kitchen/Dining & Master Bath
- DSC brand alarm panel
- Custom modern linear wrought iron stair railing
- Recessed can lighting throughout
- Contemporary designer-selected finishes throughout
- Hand-scraped hickory wide plank engineered hardwood flooring throughout open areas and stair treads

KITCHEN

- Gourmet kitchen with island and separate pantry
- Modern 1-1/4" quartz countertops
- Custom-designed cabinetry featuring full extension glides and soft-close doors & drawers
- Designer tile backsplash
- GE SS Appliances: Built-In 30" oven, 30" MW, 30" 4-burner cooktop, and dishwasher with hidden controls
- Stainless steel chimney style vent hood
- Under-counter wine fridge
- Pre-rinse style chrome Kitchen faucet
- Commercial grade 10" deep undermount single basin sink (16-gauge noise dampening stainless steel)

PRIMARY RETREAT

- Master Suite with 3 large windows for ample natural light
- Oversized or dual Master Closets (per plan) feature a combination of single and double rod hanging space
- Drop-in Soaker Tub with tile deck and apron
- Oversized Shower with upgraded tile surround
- Dual sink vanity with modern quartz countertops and cabinetry base
- Upgraded large format tile flooring in clean, contemporary styling

CONSTRUCTION STANDARDS & ENERGY EFFICIENCY

- Engineered post-tension slab on grade foundation
- Compaction-tested select-fill pad, termite treated pre-foundation
- Grade-2 structural lumber throughout with steel garage portal for increased structural stability
- 2x6 exterior walls and Simpson Strong-Tie metal straps
- Three-layer real stucco façade
- Antique brick accent at facade
- 4x8 James Hardie stucco panels at exterior walls (sides and rear) – no lap siding
- Double-pane aluminum windows in bronze frame
- Carrier high-efficiency AC (16-seer) with zone damper system and Honeywell programmable thermostats
- LP Techshield radiant barrier energy-efficient roof decking
- Large capacity (50-gallon) energy-efficient gas water heater
- PEX plumbing lines throughout