

Optimized Investment Group, LLC  
3559 Pebble Beach Blvd. Included features

## QUALITY ASSURANCE

- \*Two-Year workmanship Limited warranty. Ten-year Structural limited warranty
- \*Professionally engineered Conventional Rebar Foundation
- \*Engineered structural framing inspected and certified
- \* Third party quality inspections performed prior to sheetrock and final stage of construction
- \*Home meets or exceeds Energy Star rating
- \*Final walk-through with builder

## ENERGY EFFICIENCY

- \*TechShield radiant barrier roof decking reduces radiant Heat from radiating into the attic
- \*High-efficiency insulated Low-E glass double pane vinyl Windows to reduce ultraviolet transmission
- \*Samsung High efficiency appliances
- \*Energy saving LED light bulbs installed through-out the Home
- \*American Standard commodes use 1.28 gallons per flush for water conservation
- \*Smoke and carbon monoxide detectors
- \*5 reversible ceiling fans with bronze finish in living room, primary bedroom and all guest bedrooms
- \*Energy efficient electric Rheem water heater
- \*Polycel sealant around all windows, doors, pipes, wiring holes, and exterior base plates for improved energy efficiency and comfort
- \*R-13 batt insulation in wall and R-30 blown insulation in

Page 2

Energy Efficiency continued

All flat ceilings (except garages)

\*PEX plumbing system installed for water quality and energy efficiency

\*HardieBacker Cement Board with Moldblock Technology installed in all showers

\*Trane A/c and heat system

## EXTERIOR FINISHES

\*Masonry brick on 3 sides with stone accents in front and Hardi-plank in rear of home

\*Brick front porch with decorative coach lights

\*Oversized covered back yard patio with stained wood ceiling

\*2 flood lights in backyard

\*Lap siding and soffit with a 25 year limited transferrable manufacturer's warranty

\*Lifetime limited warranty architectural shingles- nailed not stapled

\*Grand 8 foot front iron door with decorative glass and Entex front door lock

\*High-end exterior lanterns on both sides of garage

\*18' ft wide, 12 ft garage ceiling & 8 ft height garage Doors.

\*Fully painted garage with 5" baseboards

\*Oversized driveway

\*Water heater room in garage for easy access

\* Beautifully designed front yard landscape package with fully sodded front and back yard

\*6 foot Fenced backyard with gate.

## INTERIOR FINISHES

- \*10 foot ceilings entire home
- \*Modern Rocker light switches
- \*Quartz counter tops in all 3 bathrooms with undermount sinks
- \*All mirrors have double beveled edges and are custom designed for each bathroom
- \*All Moen fixtures in Mediterranean Bronze
- \* Utility room with cabinet, clothes rod and shelf
- \* Tile flooring in utility room and secondary baths
- \* Luxury laminate flooring
- \* Bronze decorative light fixtures
- \* Luxurious carpet in 2 guest bedrooms
- \* Large 5" baseboards throughout the home
- \* Custom ceiling design in front entrance
- \* Crown molding in living room , fur-down ceiling in primary bedroom, family room and bedroom 4/home office
- \*10 foot ceilings throughout entire home
- \*8 foot French doors off living room to covered back patio

## KITCHEN

- \*Painted custom site-built cabinets with soft close drawers and shaker panel Doors
- \*Quartz counter tops with quartz backsplash
- \*Moen pull down faucet and disposal switch
- \*Large Island
- \*Walk-in Pantry
- \*36" 5-burner Samsung black stainless convection range with self-cleaning oven
- \*Samsung black stainless steel microwave
- \*Samsung black stainless steel dishwasher
- \*Laminate flooring in kitchen/dining area

Page 4

Kitchen continued

## PRIMARY BATH

- \*Painted vanity cabinets with Quartz counter tops, undermount sinks & bath mirror with double beveled edges
- \*Built-in garden tub with tile surround
- \*Separate frameless glass enclosed shower with tile surround and floor
- \*Luxury vinyl flooring in primary bedroom, tile flooring in primary bath & commode area and carpet in closet
- \*California closet like design in walk-in closet.
- \*Moen tub faucet on garden tub