

3526 PEBBLE BEACH BLVD.

FEATURES AND UPGRADES

QUALITY ASSURANCE

- * 2-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

- * Tech-Shield radiant barrier roof decking reduces heat from radiating into attic
- * High-efficiency insulated Low-E glass double pane vinyl windows to reduce ultraviolet transmission
- * LG stainless steel, high efficiency, kitchen appliances
- * Energy saving LED lights installed through-out the home
- * Smoke and carbon monoxide detectors to code
- * American Standard commodes use 1.28 gallons per flush for water conservation
- * 6 (six) ceiling fans throughout the home including one on back patio
- * Energy efficient electric 50 gallon Rheem hot water heater
- * Trane zoned heating & A/C system
- * Polycel sealant around all windows, doors, pipes, wiring holes, and exterior base plates for improved energy efficiency and comfort
- * PEX plumbing system installed for water quality and energy efficiency
- * HardieBacker Cement Board with Moldblock technology installed in all showers
- * R-13 batt insulation in walls and R-30 blown insulation

EXTERIOR FINISHES

- * Masonary brick on ALL sides with stone accents in front
- * Brick front porch with decorative coach lights
- * Oversized covered backyard patio with ceiling fan & stained wood ceiling
- * Flood lights in backyard
- * Soffits with a 25 year limited transferrable manufacturer's warranty
- * Lifetime limited warranty architectural shingles- nailed not stapled
- * Grand 8 foot iron front door with decorative glass & Entex front door lock
- * High-end exterior lanterns on both sides of garage
- * Garage door opener with 2 remotes
- * 18' ft wide X 8 ft custom garage door with window accents
- * Fully painted garage with 5" baseboards
- * Oversized driveway
- * Beautifully designed front yard landscape package
- * Fully sodded front and back yard
- * Gutter system on entire home
- * 2nd patio off garage

INTERIOR FEATURES

- * Approximately 2500 sq feet,
- * 4 bedrooms, study/home office or 5th bedroom, 3-1/2 baths (2 bedrooms & full bath up
- * Primary bedroom views the golf course & features a door to exterior back patio
- * 2nd bedroom down with full bath, study/home office also downstairs
- * 10 foot ceilings downstairs with 16 foot ceilings in living room & 9 foot ceilings up
- * Modern rocker light switches
- * High end quartz counter tops in kitchen and all bathrooms with undermount sinks
- * All mirrors are custom designed for each bathroom
- * All Moen fixtures except gold Kohler faucet in kitchen

Page 3 Interior features continued

- * Utility room with cabinets & clothes rod
- * Mudroom
- * Tile flooring in utility room and secondary baths
- * Luxury High end vinyl flooring downstairs & upstairs (no carpet)
- * Stained wood stair treads
- * Custom wood & wrought iron stair rails
- * Large 5" baseboards throughout the home
- * Custom ceiling design in front entrance
- * Crown molding in entry, hallway, kitchen, living room & dining room
- * Fur-down ceiling in living room
- * French doors to covered back patio

KITCHEN

- * Custom site-built cabinets all the way the ceiling, soft-close drawers & shaker panel doors.
- * Top cabinets in kitchen with glass fronts
- * All cabinets, trim, crown molding, and window sills feature designer Sherwin Williams paint
- * Designer cabinet hardware in kitchen and all baths
- * Under cabinet lighting
- * 2 built-in pull out spice cabinets
- * Custom designed vent hood cabinet
- * Pull out trash drawer
- * High end quartz counter tops
- * Oversized, 10 ft long, sit down Island
- * Designer pendant lights over island
- * Walk-in Pantry
- * LG stainless steel cook top
- * LG Double ovens
- * LG stainless steel dishwasher
- * LG microwave

PRIMARY BATH

- * Painted vanity cabinets with high-end quartz counter tops
- * Dual Undermount sinks
- * Custom mirror
- * Built-in soaker tub with tile surround & Moen fixtures
- * Separate oversized walk-in shower with tile surround and rain head
- * Primary bedroom features luxury vinyl flooring
- * Tile flooring in primary bath & commode area
- * California closet like design in walk-in closet