

BELLA PALMA

INCLUDED FEATURES

DISTINGUISHED EXTERIOR FEATURES

- Inspiring and detailed exterior elevations with brick and cultured stone by Boral accents (select elevations)
- Architecturally selected exterior color palettes
- Irrigation, solar sync auto timer, and sod per MWEL requirements
- Good neighbor fence with side yard access gate on garage side
- Attractive coach lighting (elevation specific)
- Full perimeter round rain gutters (per plan) tied into yard drains
- Front and rear yard hose bibs
- Class A Fire Resistant Concrete Tile Roof Material
- Energy-efficient Radiant barrier roof sheeting that provides greater comfort

INVITING INTERIORS

- Spacious single and two story floor plans with great rooms, dining rooms, dens, and covered patios (per plan)
- 10' ceilings first floor, 9' ceilings second floor
- Monte Verde vinyl windows with cam lock for an abundance of natural light
- Wood shelves in closets
- Sherwin Williams paint throughout
- 7 1/4" baseboards throughout the entire home
- Window stool and apron
- Open painted stair rails (select plans)
- 8' Masonite Cheyenne interior doors with Schlage knobs in nickel finish
- Brushed nickel hardware, plumbing fixtures, and lighting fixtures throughout
- Brushed nickel chandeliers in dining rooms (select plans)
- Recessed lighting in the entry, kitchen, nook and hallways (per plan)
- Maple cabinets throughout
- Handset 17"x17" tile flooring (select areas)

- Interior laundry rooms with tile countertops
- Ceiling fan with light kit in the great room and owner's suite with dimmers
- CAT-5 in great room and owner's suite
- Flat panel TV pre-wire at great room and owner's suite

GOURMET KITCHENS

- Moen® Pulldown faucet with spray nozzle
- Recessed lighting
- 42" upper cabinets and full depth shelves
- Granite slab counters with 6" granite backsplash
- Deluxe undermount stainless steel sink
- Whirlpool appliances include:
 - Energy Star Certified dishwasher
 - 36" 5 burner gas cooktop
 - Convertible under cabinet hood
 - Single wall oven with microwave above
- Spacious walk-in pantry with wood shelves (select plans)
- Oversized islands with seating area (per plan)
- Convenient USB port installed for everyday electronics

OWNER'S SUITE

- Elegantly designed owner's suite with separate bathroom
- Dual vanities with granite slab countertops and 6" granite backsplash
- Luxurious soaking tub with oversized shower
- Spacious walk-in closet with wood shelving

QUALITY GREEN-BUILT ENERGY FEATURES

- Energy-efficient, silver coated, Low-E Monte Verde white vinyl frame windows with grids (per plan & elevation)
- Energy-efficient 2' x 4' R-13 or 2' x 6' R-19 wall system, R-49 ceiling with T24 foaming for draft protection (per plan)
- Lyric® by Honeywell programmable energy-efficient automatic setback thermostat with geo-fencing
- Fire sprinklers and carbon monoxide detectors per code
- Electronic timer and sprinklers with weather-sensing irrigation system
- Rinnai® tankless water heater for endless hot water
- Energy-efficient 16 SEER HVAC
- R-6 insulated duct system
- Third party inspections – HERS and Quality Insulation Inspection for quality assurance
- Solar energy system by SunPower**

*Lease with purchase option.



BELLA PALMA

THE CULLINAN



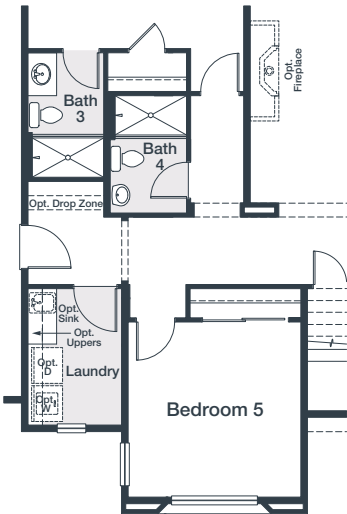
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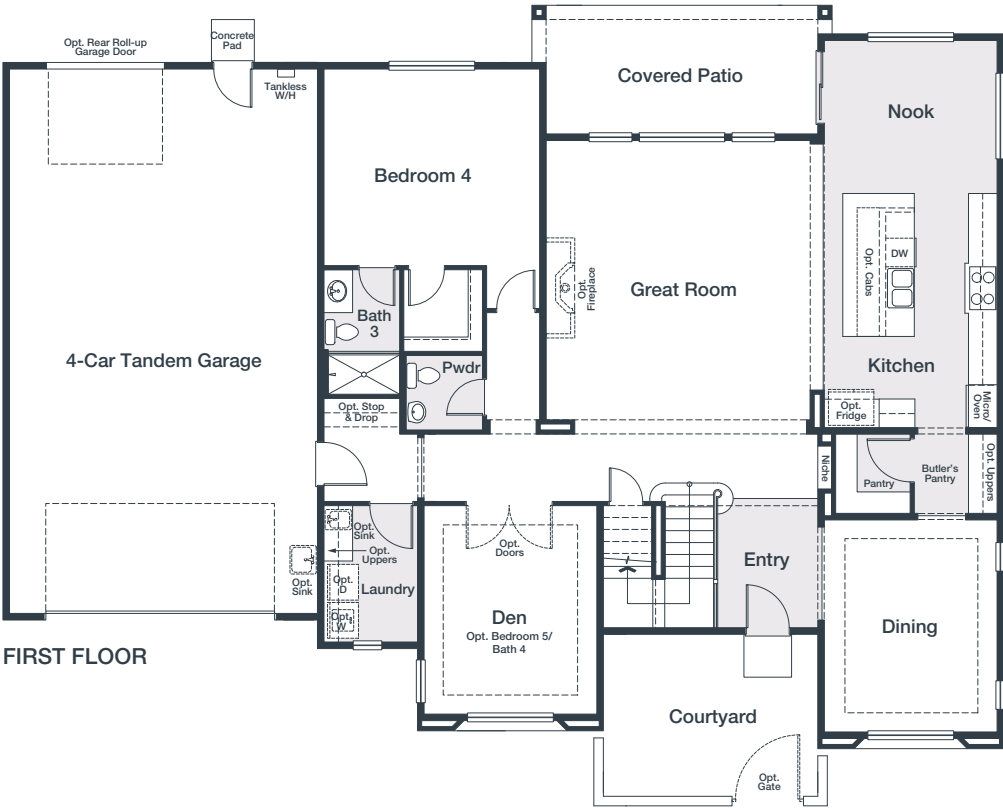
Approx. 3,501 Sq. Ft. | Two-Story

5 Bedrooms | 3.5 Bathrooms

4-Car Tandem Garage



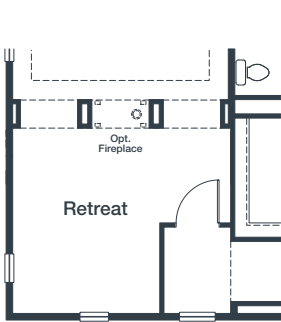
OPT. BEDROOM 5/ BATH 4 AT DEN



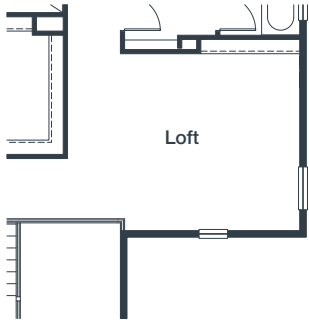
FIRST FLOOR



SECOND FLOOR



OPT. RETREAT AT BEDROOM 6



OPT. LOFT AT BEDROOM 3



Elevation A - Spanish



Elevation B - Bungalow



Elevation C - Cottage



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