

# LOCAN POINTE

SYMPHONY COLLECTION

## INCLUDED FEATURES

### DISTINGUISHED EXTERIOR FEATURES

- Inspiring and detailed exterior elevations with architecturally selected exterior color palettes
- Class A Fire Resistant Composition Roof Material
- Energy-efficient Radiant barrier roof sheeting that provides greater comfort
- Full house wrap rain gutters (where appropriate) tied into yard drains
- Ground cover, irrigation, solar sync auto timer, and/or sod per MWEL0 requirements
- Good neighbor fence with side yard access gate
- Front and rear yard hose bibs

### INVITING INTERIORS

- Spacious floor plans with great rooms, dining rooms, and dens (per plan)
- 9' plate on first floor, 8' plate on second floor
- Oversized Monte Verde Coated Low E windows with cam lock for an abundance of natural light
- Wood shelves in closets
- Sherwin Williams high-quality paint throughout
- 3-1/4" baseboards
- Sleek 6 panel interior doors, 8' entry door
- Bullnose drywall corners
- Chrome plumbing fixtures throughout
- Recessed lighting in the entry, kitchen, nook and hallways (per plan)
- Pre-wire for ceiling fan in great room and owner's suite
- Designer selected handset 17" x 17" tile flooring (select areas)
- Spacious interior laundry rooms
- CAT-5 wiring with RG6 coaxial cable in great room and owner's suite

### GOURMET KITCHENS

- Timberlake Fairfield cabinets in Nutmeg finish throughout
- Whirlpool® appliances include:
  - Heavy-duty dishwasher with one-hour wash cycle
  - 30" 4 burner freestanding range with AccuBake® Temperature Management System
  - Over the range microhood with hidden vent

- Granite slab counters with 6" granite backsplash
- Chrome Moen® pulldown faucet with spray nozzle and double basin stainless steel sink
- Walk-in pantry with wood shelves (select plans)
- Spacious islands with seating area (select plans)
- Convenient USB port installed for everyday electronics

### OWNER'S SUITE

- Elegantly designed owner's suite with separate bathroom
- Dual vanities with tile countertops and 6" tile backsplash
- Oversized shower
- Separate water closet with elongated toilet
- 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-38 ceiling with special framing techniques for draft protection (per plan)
- Programmable energy-efficient automatic setback thermostat
- Fire sprinklers and carbon monoxide detectors per code
- Whirlpool Energy Star rated dishwasher
- Front yard electronic timer and sprinklers with weather-sensing irrigation system
- Rinnai® tankless water heater for endless hot water
- Energy-efficient HVAC
- R-6 Insulated Duct System
- 3rd party inspections – HERS and Quality Insulation Inspection for quality assurance
- Solar energy system by SunPower®\*\*

\*Lease with purchase option.



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## BALLAD





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## BALLAD

APPROX. 1,853 SQ. FT. | TWO-STORY  
3 BEDROOMS | 2.5 BATHROOMS | 2-CAR GARAGE



Early California



Americana



Bungalow

