



FEATURES

STANDARD

EXTERIOR

- Designed by award-winning architects, William Hezmalhalch Architects
- Spanish, architectural-styled exteriors
- Two-panel square front entry door with aged bronze hardware
- Ranch style steel sectional roll-up garage door with two remote transmitters
- 2-car direct access garage
- Exterior decks/yards (per plan)

INTERIOR

- 13-inch x 13-inch ceramic tile at all entries and kitchen
- Plush carpet in main living areas, stairs, bedrooms and hallways
- Two-panel interior doors
- Spacious master bedroom with walk-in closet
- Pre-wired for cable television in all bedrooms
- Pre-wired for CAT5e voice in master bedroom and kitchen
- Pre-wired for universal network in living room

KITCHEN

- Solid surface black and white granite countertop with 6-inch backsplash
- Contemporary white Thermofoil cabinets with concealed hinges, adjustable shelves and satin nickel cabinet pulls
- White double compartment undermount sink with Insinkerator garbage disposal
- Contemporary chrome pullout faucet
- Stainless steel and black 30-inch freestanding gas range, microwave/hood combo and 3-cycle dishwasher
- Pre-plumbed for ice/water at refrigerator space

BATHROOMS

- Cultured marble countertop in master and secondary bath with white undermount sink
- Contemporary white Thermofoil cabinets with concealed hinges and adjustable shelves
- Chrome centerset faucet in master and secondary bath
- 6-inch x 6-inch tile shower surround hot mopped with 2x2 tile pan and recessed soap niche at master bath
- Cultured marble dual vanity in master bath
- Compartmentalized toilet area in master bath

OLSON CONNECTED HOME

With Olson, better living starts with modern features designed for better connectivity, energy efficiency, and wellness all designed to save you time, minimize your energy footprint and keep you healthy

CONNECTED TECH

Simplify your life with connected features with voice command capability

- Nest Thermostat E
- Pre-wired for wireless access zone hardwired for WiFi device
- Connected Lutron light switches with voice control capability at living room and master bedroom

ENERGY + RESOURCE SAVING

Save money and minimize your energy footprint with features that make your home efficient

- 80-92% AFUE (Annualized Fuel Utilization Efficiency) furnace saving you every month

ENERGY + RESOURCE SAVING (CONTINUED)

- 14 Seasonal Energy Efficiency Ratio (SEER) heating, ventilation and air conditioning system
- Programmable Wifi controlled thermostat that allows your home temperature to adjust, lowering energy usage and increasing comfort
- Energy-efficient tankless water heater
- R-38 attic insulation and R-13 to R-19 insulation in the exterior walls to help keep your home cooler in the summer and warmer in the winter
- R-6 sealed insulated ducts to reduce air leaks and increase efficiency
- Home Energy Rating System (HERS) sealed ductwork for maximum energy performance
- Recessed can LED lighting
- Auto shut-off motion sensors for lighting in select locations
- Dual glazed white vinyl windows with low-e glass
- Water efficient faucets
- High efficiency toilets
- Quiet Cool whole house fans

HEALTHY HOME

Live well and rest easy with healthy home feature that give you peace of mind

- Low VOC interior paint
- MERV air filtration system to ensure superior indoor air quality
- Automatic fire sprinklers with monitoring system
- Electronic smoke detectors and carbon monoxide monitors



UPGRADE POSSIBILITIES

HOME PERSONALIZATION

- Designer-selected flooring
- Enhanced countertops, backsplashes and shower surrounds
- Two-tone interior paint
- Additional electrical outlets
- Window coverings, including automated operation
- Upgraded appliance packages (refrigerator, washer, dryer)
- Stainless steel kitchen sinks
- Upgraded kitchen and bath fixtures
- Under cabinet 600 CFM hood in lieu of microwave
- Cabinet door styles and finishes
- Under cabinet kitchen task lighting
- Ceiling fan prewire and/or ceiling fans
- Prewire for flatscreen television
- Security systems
- Home theatre and sound systems
- Garage epoxy coating
- Home automation packages
- Low voltage options
- Frameless tub enclosures
- Additional cabinets for storage
- Keyless garage entry
- Keyless door touchpad at garage to home
- Mirrored wardrobe doors

CONNECTED TECH

- Ubiquiti network device(s) for maximum Wifi coverage
- Additional Lutron connected light switches
- GE appliances (washer, dryer, range, dishwasher and microwave)
- Motorized window shades with smartphone and/or voice control capability
- Kwikset Kevo Touch-to-Open Smart Lock at front door or garage to home
- Third generation stainless Nest Learning Thermostat
- Nest Hello video doorbell, designed to show you everything at your doorstep 24/7
- Wifi garage door opener
- Security cameras

ENERGY + RESOURCE SAVING

- Electric vehicle charger
- Additional recessed can LED lighting
- Dual-flush toilets
- Recirculation pump for tankless water heater

COMMUNITY

- Located in a modern-day Mayberry, Los Alamitos is a city beloved for its throwback charm, authentic neighborhoods and community pride
- Close to the shops, grocery stores, amenities, restaurants, entertainment, and services
- Centrally located in North Orange County, destinations such as Seal Beach, Disneyland and the Los Alamitos Race Track are less than 20 minutes away
- Close proximity to the 405 Freeway, 22 Freeway, 5 Freeway, 91 Freeway, 605 Freeway and 710 Freeway; a great commuting location for Orange County, Los Angeles, Long Beach and Anaheim employment centers
- Local schools include Lee Elementary, Oak Middle School and Los Alamitos High School
- Low tax rate and no Mello Roos

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