

# SUNSET BLUFFS

*Luxury Hillside Living*



## I N C L U D E D F E A T U R E S

### CLASSIC EXTERIORS

- Six Distinct Single-Story Floorplans Featuring Walk-Out and Walk-Up Access (plan and site specific)
- Unique Building Elevations in Diverse Architectural Styles Creating a Distinctive Streetscape Appearance
- Designer Selected Exterior Color Palette with PPG Paint (per building)
- Custom Painted 8' Entry Door with Glass Accents
- Minka Coach Lights at Garage Fronts
- Spacious Three-Car Garages
- Garages with Fluorescent Overhead Lighting, Textured and Painted Interiors
- Decorative Raised Panel Steel Roll-up Garage Doors
- LiftMaster Garage Door Openers with Two Transmitters included on both One- and Two-Car Garages
- Front Yard Xeriscape Design with Drip Irrigation
- 6' Wood Privacy Fence / Wrought Iron Open View Fence (per plan)
- Two Exterior Hose Bibs Conveniently Located in Front of Home and Rear of Home (per plan)
- 200 AMP Electrical Service Panel
- Tile Roof
- Kwikset Keyless Entry Front Door Hardware
- Full Wrap Seamless Gutters

### ELEGANT INTERIORS

- Dramatic 10' & 9' Ceilings Throughout (per plan)
- Great Room Traditional Gas Fireplace with Daltile 12x24 Plank Porcelain Surround and Floating Architectural Wood Beam Mantel Painted to Match Interior Trim of Home
- Daltile 12"x24" Plank Porcelain Tile Flooring (standard locations per plan)

- Plush Dwellings Carpeting with 6lb Carpet Pad
- PPG Paint Two Tone Interior Paint Schemes
- Traditional Overlay Maple Cabinetry in Three Standard Finishes with Recessed Panel Doors and Concealed Hinges and Door Hardware
- Bullnose Drywall Corners (per plan)
- Distinctive Two Panel Smooth-Finish Solid Core Interior Doors
- Kwikset Entry Handleset and Kwiket Interior Door Hardware in Satin Nickel
- 5 1/4" Baseboards with Coordinating 3 1/4" Door Casing
- Finished Trim on Window Sills with Apron
- Effective Low Profile Lighting Throughout
- Overhead Ceiling Light Fixtures in all Bedrooms in Brushed Nickel Finish
- Decora Light Switches
- Decorator Selected Brushed Nickel Finish Light Fixtures (per plan)
- Interior GFCI Circuits in Kitchens, Baths and Garages
- 3-Panel Multi-Slide Glass Wall System (location per plan) Creating Seamless Outdoor Living Space
- Exterior GFI Circuits Conveniently Located on each plan

### GOURMET KITCHENS

- Granite Slab Kitchen Countertops with full Splash and Eased Edge
- Maple Cabinetry with Recessed Panel Doors, Traditional Overlay and Door Hardware
- 42" Upper Cabinets with Adjustable Shelving, Soft Close Doors and 3 1/2" Crown
- Daltile 12"x24" Plank Porcelain Tile Flooring
- Moen Stainless Arbor Pull Down Faucet
- Blanco Silgranit Single Basin 10" Deep Under Mount Sink with Badger 1/3 HP Garbage Disposal





## GOURMET KITCHENS CONTINUED

- KitchenAid Appliance Package in Stainless Steel Includes:
  - KitchenAid 48" Dual Fuel Range with 6 Burners, Griddle and Double Ovens
  - KitchenAid Built-In Dishwasher with Clean Water Wash System and Hidden Controls
  - KitchenAid 30" Built-In Convection Microwave (standard location per plan)
  - KitchenAid 48" Stainless Under Cabinet Range Hood
- Pre-Plumbed for Water and Icemaker at Refrigerator Opening
- Abundant Overhead Low Profile Lighting
- Plentiful GFI Wall Outlets at Counter for Easy Appliance use
- Flush Kitchen Island and Pendant Lighting in Brushed Nickel Finish (layout per plan)

## LUXURIOUS OWNER'S SUITE

- Spacious Walk-in Closet with Generous Shelving and Single/Double Pole Hanging Space (per plan)
- Expansive Walk-in Shower with Daltile 2"x2" Tile Shower Pan and 12"x24" Porcelain Plank Tile Surround with Frameless Clear Glass Enclosure
- Daltile 12"x24" Porcelain Plank Tile Flooring in Bath Area and Water Closet
- Solid Surface Vanity Top with American Standard Undermount Oval Sinks
- Moen Wide Spread Dual Handle Brushed Nickel Faucets, Coordinating Shower Faucet and Bath Accessories
- Separate Private Water Closet with Elongated Toilet
- Full Width Vanity Mirrors
- Designer Selected Vanity Light Fixtures with Glass Shades and Brushed Nickel Finish, One Over each Sink
- Beveled Mirror Medicine Cabinets (per plan)

## DISTINCTIVE SECONDARY BATHS

- Solid Surface Vanity Top with American Standard Undermount Oval Sink
- Moen Brushed Nickel Single Handle Faucet, Coordinating Tub/Shower Faucet and Bath Accessories

- Elongated Toilet
- Tub with Daltile 12"x24" Porcelain Plank Tile Surround
- Daltile 12"x24" Porcelain Plank Tile Flooring in Bath Area
- Designer Selected Vanity Lights with Glass Shades and Brushed Nickel Finish
- Full Width Vanity Mirrors
- Beveled Mirror Medicine Cabinet (per plan)

## POWDER BATHS (PER PLAN)

- Stylish Pedestal Sink
- Elongated Toilet
- Moen Single Handle Brushed Nickel Faucet and Coordinating Bath Accessories
- Daltile 12"x24" Porcelain Plank Tile Flooring in Bath Area
- Oval Vanity Mirror

## TECHNOLOGY, SECURITY AND SAFETY

- Home Automation System:
  - GoControl Thermostat
  - DoorBird Automated Lock and Video Intercom System
  - GoControl In-Wall Dimmer Switch
  - Elan Controller with On-Screen Display
- Dedicated AMP Circuit for Future Smart Car Charging Station in Two-Car Garage
- Category-5 High Speed Telephone Wiring at Master Suite and Kitchen
- RG-6 Coaxial Cable TV Wire at Master Suite and Great Room
- Combination Smoke/Carbon Monoxide Detectors with Battery Back-up in all Hallways; Smoke Detectors in all Bedrooms
- Raised Panel Solid Core Fire Door from Garage
- 8' Tall Sliding Glass Doors with Tempered Safety Glass
- USB Outlets in Master Bedroom and Owners Entry
- Interior GFI Circuits in Kitchen, Baths and Garage
- ARC Fault Breakers
- Complete Fire Sprinklers





## ENERGY SAVING FEATURES CONT.

- 2x6 Exterior Wall around Living Area
- R-38 Ceiling/Attic Insulation over Living Space
- R-27 Exterior Wall Insulation System
- Insulated Post Tension Slabs
- Alpine Low E<sup>2</sup> Energy Efficient Almond Vinyl Dual Pane Windows
- Home is Third-Party Tested and Verified per the IECC Required Code
- Environmentally Friendly Central Air Conditioning
- Water Conserving Toilets, Faucets and Shower Heads
- Smart Setback Thermostat to Conserve Energy and Maintain a Comfortable Home Temperature
- Full Exterior Door Weather Stripping Excluding Garage Doors
- Insulated Exterior Stucco System
- Bryant 92% Efficiency Furnace
- Tankless Water Heater with Recirculating Pump

## OPTIONAL FEATURES

- A Variety of Countertop and Flooring Upgrades
- Multiple Room Conversions (per plan)
- Master Bath Soaking Tub
- Stylish Front Door Upgrades
- Optional Kitchen Roll-out Shelving
- Various Cabinet Styles, Stains and Door Hardware
- Optional Jenn-Air and GE Monogram Appliance Packages
- Undermount Stainless Kitchen Sinks
- Moen Pot Fillers at Stovetop
- Designer Light Fixture Packages
- Variety of Moen Faucet Packages
- Alternate Designer Two-Tone PPG Paint Schemes
- Rain Glass Shower Enclosures
- Modern Linear Fireplace Options
- Electrical Upgrade Walk
- Low Voltage Walk
- Optional Elan System Smart Home Technology





# SUNSET BLUFFS

Luxury Hillside Living Begins Here

## Your Home Your Way / Introducing Jenuane's Optional Connected Home Experience

Technology has made 'smart' homes a growing trend with the ability to customize comfort and security at the touch of a button or via voice command. Simple for tech savvy users accustomed to downloading and using multiple apps, but at Jenuane our goal is to make it even easier. With the *Elan* system, every feature for controlling your home is all-in-one. One controller for setting the mood for family movie night, watering your lawn, lowering your window shades, or checking to see who is at the front door. Our team can get you set up and customize your preferences and *Elan* offers 24-hour help, seven days a week for continued support.



### Innovative Benefits Include:

- **VUI** – Voice User Interface and Remote Control from Anywhere
- **Security System** – Set your Alarm with Motion Detection, Intrusion Detection, Heat-Mapping-Occupancy Estimation, & Facial Recognition Features
  - **Video Monitoring** – Front Door Cameras & Additional Points of Entry
- **Audio/Visual**
  - **Music System** – Four Zones/Indoor & Outdoor Options
  - **TV** – Wired to Watch Your Favorite Shows Anywhere
- **Temperature and Climate Control**
  - **Shades** – Raising & Lowering for Privacy & Different Daytime Sun Settings
- **Lighting** – Pre-program to Have Lights Turn on Before Arriving Home, Dim for Different Moods, or Automatically Shut-Off
- **Leak Detection** – Discover Irregularities for Quick Fixes

