

## Stellan Ridge RESIDENCE ONE

Elevations: Spanish Heritage (A), Tuscan Heritage (B) and San Juan Capistrano Heritage (C)  
Included Features, Upgrades and Options

\*\*\*\*\*UPGRADES AND OPTIONS OFFERED ARE SUBJECT TO STAGE CUT-OFF DATES\*\*\*\*\*  
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| Exceptional Features Included<br>With Every Home                                                                                                                                                                                     | Features Showcased in Model Home<br>Offered as Upgrade or Options                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>Foyer:</b>                                                                                                                                                                                                                        |                                                                                                                              |
| Entry Door, Thermatru Rustic Collection door (themed per elevation) with Schlage Camelot Handleset and Nexia/Schlage Touchpad (keyless entry) in Aged Bronze                                                                         | Alarm key pad                                                                                                                |
| (2) Recessed Can Lights with dimmer                                                                                                                                                                                                  |                                                                                                                              |
|                                                                                                                                                                                                                                      |                                                                                                                              |
| <b>Dining Room:</b>                                                                                                                                                                                                                  |                                                                                                                              |
| (4) Recessed can lights with dimmer                                                                                                                                                                                                  | Optional Hanging Light Fixture                                                                                               |
|                                                                                                                                                                                                                                      |                                                                                                                              |
| <b>Kitchen:</b>                                                                                                                                                                                                                      |                                                                                                                              |
| Maple Euro-Style cabinetry in "Brandy" stain finish, Raised Panel Fallbrook door, concealed hinges, stylish brushed nickel knobs, fixed adjustable shelving, white laminate cabinet interiors and maple dove-tail soft-close drawers | Showing standard cabinet color: "Brandy". Optional glass doors at upper cabinets (nook). Showing upgraded Corbels at island. |
| Solid Granite countertops with 6" splash, full backsplash behind cooktop and square edge detail. Select from 3 designer colors: "Giallo Santo", "Tropic Brown" & "New Caledonia".                                                    | Showing standard Granite Color: "Giallo Santo"                                                                               |
| Sterling Stainless Steel double bowl sink with Delta chrome pull-out spray faucet                                                                                                                                                    |                                                                                                                              |
| Bertazzoni stainless steel 48" six burner gas cook top with griddle                                                                                                                                                                  |                                                                                                                              |
| 48" Stainless Steel Broan Hood                                                                                                                                                                                                       |                                                                                                                              |
| 30" Stainless Steel Single oven with convection cooking capability                                                                                                                                                                   |                                                                                                                              |
| 30" Stainless Steel Microwave/traditional oven combo                                                                                                                                                                                 |                                                                                                                              |
| Thermador Stainless Steel Emerald Flush Panel Dishwasher                                                                                                                                                                             |                                                                                                                              |
| 1/2 HP garbage disposal with air switch in countertop                                                                                                                                                                                |                                                                                                                              |
| Large kitchen island                                                                                                                                                                                                                 | (3) Pendant Light Fixtures at island                                                                                         |
| Under cabinet Lighting                                                                                                                                                                                                               |                                                                                                                              |
| Recessed Can Lighting                                                                                                                                                                                                                | Optional Bi-Fold Window with extended countertop to loggia                                                                   |
| Convenient Trash/Recycle Bin. 4 "hole" cut outs at sink.                                                                                                                                                                             | Optional Bar sink                                                                                                            |
| 48" Refrigerator space                                                                                                                                                                                                               | Optional 48" Thermador Wine/Fridge/Freezer Combo                                                                             |
| Cat 5 Outlet                                                                                                                                                                                                                         | Optional USB Outlet. Upgraded dark outlet covers on island                                                                   |
|                                                                                                                                                                                                                                      |                                                                                                                              |
| <b>Flex:</b>                                                                                                                                                                                                                         |                                                                                                                              |
| Walk-in pantry with 5 shelves and recessed can lights                                                                                                                                                                                | Optional glass pantry door                                                                                                   |
| Cabinets in "Brandy" stain finish color, Raised Panel Fallbrook door, wood top, concealed hinges, brushed nickel knobs, fixed adjustable shelving, and white laminate interiors                                                      | Optional 36" Bosch Counter Depth Refrigerator with dispenser. "Brandy" cabinet finish.                                       |
| Built-in Desk with wood top, grommet, Cat 5 & RG6 outlet in "Brandy" stain finish color                                                                                                                                              | Optional Upper Cabinets with clear glass doors; "Brandy" finish<br>Optional USB outlet                                       |
|                                                                                                                                                                                                                                      |                                                                                                                              |
| <b>Nook:</b>                                                                                                                                                                                                                         |                                                                                                                              |
| (4) Recessed Can Lights with dimmer                                                                                                                                                                                                  | Optional Hanging light fixture with dimmer                                                                                   |
|                                                                                                                                                                                                                                      |                                                                                                                              |
|                                                                                                                                                                                                                                      |                                                                                                                              |
| <b>Standard paint color: Sherwin Williams "Creamy"</b>                                                                                                                                                                               |                                                                                                                              |
| <b>Great Room:</b>                                                                                                                                                                                                                   |                                                                                                                              |
| Heatilator 42" Direct Vent gas fireplace with log inserts, firebox raised 6" above floor                                                                                                                                             | Optional Beams (color to compliment kitchen cabinet finish) and (8) Recessed Can Lights                                      |
| Paint-grade fireplace face & mantel in "Rovena" style with flush hearth                                                                                                                                                              | Media cabinet & bookcase flanking fireplace (stain to compliment cabinets)                                                   |
| Multi Media Enhanced Outlet which consists of (2) RG6 & 2 Cat 5 connectors                                                                                                                                                           | 2 speakers; surround sound pre-wire<br>Optional outlet in floor                                                              |
| Sliding Glass Door to covered Great Room Loggia                                                                                                                                                                                      | Optional Bi-Fold Doors to Great Room Loggia                                                                                  |
|                                                                                                                                                                                                                                      |                                                                                                                              |
| <b>Great Room Loggia</b>                                                                                                                                                                                                             |                                                                                                                              |
| Stucco ceiling with (3) recessed can lights                                                                                                                                                                                          | Extended Loggia with optional painted Tongue & Groove ceiling<br>Decorator Item: Ceiling Fans                                |

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| <b>Hall (at Bedroom #2):</b>                                                                                                                                                                                                                                                                                                  |                                                                                                                       |
| Maple Euro-style cabinet base linen in "Brandy" stain finish color, brushed nickel knobs and wood top                                                                                                                                                                                                                         | Optional Upper Cabinets; "Brandy" finish                                                                              |
| <b>Bedroom 2:</b>                                                                                                                                                                                                                                                                                                             |                                                                                                                       |
| RG6 & Cat 5 Outlet                                                                                                                                                                                                                                                                                                            |                                                                                                                       |
| Walk-in closet with ceiling light fixture, shelf & pole                                                                                                                                                                                                                                                                       |                                                                                                                       |
| <b>Bath 2:</b>                                                                                                                                                                                                                                                                                                                |                                                                                                                       |
| Maple Euro-Style cabinetry in "Brandy" stain finish, Raised Panel Fallbrook door, concealed hinges and brushed nickel knobs                                                                                                                                                                                                   |                                                                                                                       |
| Amersink square sink with Delta centerset chrome faucet                                                                                                                                                                                                                                                                       |                                                                                                                       |
| Kohler Archer elongated toilet                                                                                                                                                                                                                                                                                                |                                                                                                                       |
| E-stone countertop with 4" splash. Color: "Sandstone"                                                                                                                                                                                                                                                                         |                                                                                                                       |
| Fibercare tub with 4x4 tile surround. Towel racks as shown.                                                                                                                                                                                                                                                                   |                                                                                                                       |
| <b>Master Bedroom:</b>                                                                                                                                                                                                                                                                                                        |                                                                                                                       |
| Walk-in closet with Double-sided mirrored door, MDF Shelf & Pole and can lights                                                                                                                                                                                                                                               | Optional Sliding door to Master Bedroom Loggia (Decorator Item: Ceiling Fan)                                          |
| RG & Cat 5 Outlet (on 2 walls)                                                                                                                                                                                                                                                                                                | (4) Recessed can lights & Ceiling Fan Pre-Wire                                                                        |
| <b>Master Bath:</b>                                                                                                                                                                                                                                                                                                           |                                                                                                                       |
| Maple Euro-Style cabinetry in "Brandy" stain finish, Raised Panel Fallbrook door, concealed hinges, stylish brushed nickel knobs, fixed adjustable shelving, white laminate cabinet interiors and maple dove-tail soft-close drawers Kohler Archer square sink with Delta chrome faucets. E-stone countertops with 4" splash. |                                                                                                                       |
| Fibercare soaking tub with E-stone tub deck & tile face                                                                                                                                                                                                                                                                       | Decorator Item: Wallpaper                                                                                             |
| Separate shower with seat, shampoo niche, 1/4" clear frameless glass enclosure with "C" handle in chrome finish. Shower surround 6x6 tile, shower floor 2x2 tile.                                                                                                                                                             | Optional Rain showerhead. Upgraded shower liner and upgraded shower floor tiles.                                      |
| Private water closet with Kohler Archer adult height elongated toilet                                                                                                                                                                                                                                                         |                                                                                                                       |
| Zaca, 36" Medicine Cabinets. Towel Racks as shown                                                                                                                                                                                                                                                                             |                                                                                                                       |
| Spacious Walk-in closet with Phone and cable wiring HUB, MDF shelving with detailed edge, double-sided mirrored door                                                                                                                                                                                                          |                                                                                                                       |
| <b>Powder Room:</b>                                                                                                                                                                                                                                                                                                           |                                                                                                                       |
| Kohler Archer adult height elongated toilet                                                                                                                                                                                                                                                                                   | Decorator Item: Wallpaper                                                                                             |
| Kohler Archer pedestal vanity with chrome widespread faucet                                                                                                                                                                                                                                                                   |                                                                                                                       |
| Oval beveled mirror & towel rack as shown.                                                                                                                                                                                                                                                                                    |                                                                                                                       |
| <b>Hall (at Multi-Gen):</b>                                                                                                                                                                                                                                                                                                   |                                                                                                                       |
| Coat closet                                                                                                                                                                                                                                                                                                                   |                                                                                                                       |
| Linen closet                                                                                                                                                                                                                                                                                                                  |                                                                                                                       |
| <b>Laundry:</b>                                                                                                                                                                                                                                                                                                               |                                                                                                                       |
| Maple Euro-Style cabinetry in "Brandy" stain finish with 4" toe kick, "Fallbrook" Raised Panel door with concealed hinges.                                                                                                                                                                                                    | Optional upper cabinets; optional soft-close drawers. Optional Samsung Front-Load Washer & Dryer (White) on pedestals |
| White cultured marble countertop with 4" splash, Kohler sink and Delta chrome faucet                                                                                                                                                                                                                                          |                                                                                                                       |
| <b>Multi-Gen Living Room:</b>                                                                                                                                                                                                                                                                                                 |                                                                                                                       |
| Maple Euro-Style cabinet in "Brandy" stain finish with wood top                                                                                                                                                                                                                                                               | Optional Built-In cabinetry with shelving in "Brandy" finish                                                          |
| Multi-Media Outlet                                                                                                                                                                                                                                                                                                            | Optional French Door entry (interior door) ✱                                                                          |
| Direct access to Single-car garage                                                                                                                                                                                                                                                                                            | (4) recessed can lights, 2 speakers, ceiling fan pre-wire                                                             |
| Front door entry with covered entry loggia, stucco ceiling and recessed can lights                                                                                                                                                                                                                                            | Painted Tongue & Groove ceiling at entry loggia                                                                       |
| <b>Multi-Gen Kitchenette:</b>                                                                                                                                                                                                                                                                                                 |                                                                                                                       |
| Maple Euro-Style cabinetry in "Brandy" stain finish, raised Panel Fallbrook door, concealed hinges and brushed nickel knobs.                                                                                                                                                                                                  | Cabinet Finish: "Brandy"                                                                                              |
| Thermador Stainless Steel Built-in Microwave                                                                                                                                                                                                                                                                                  |                                                                                                                       |
| U-Line Stainless Steel Under-Counter Refrigerator                                                                                                                                                                                                                                                                             |                                                                                                                       |
| Sonetto Stainless Steel Sink with Delta Linden chrome faucet                                                                                                                                                                                                                                                                  |                                                                                                                       |
| Solid Granite countertops with 4" splash and square edge detail. Select from 3 designer colors: "Giallo Santo", "Tropic Brown" & "New Caledonia".                                                                                                                                                                             | Granite Color: "Giallo Santo"                                                                                         |
| <b>Multi-Gen Bedroom:</b>                                                                                                                                                                                                                                                                                                     |                                                                                                                       |
| RG6 & Cat 5 Outlet                                                                                                                                                                                                                                                                                                            | Decorator Item: Ceiling Fan                                                                                           |

|                                                                                                                             |                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Walk-in closet with ceiling light fixture, shelf & pole                                                                     |                                                                      |
| <b>Multi-Gen Bathroom:</b>                                                                                                  |                                                                      |
| Maple Euro-Style cabinetry in "Brandy" stain finish, Raised Panel Fallbrook door, concealed hinges and brushed nickel knobs | Cabinet Finish: "Brandy"                                             |
| Amersink square sink with Delta centerset chrome faucet                                                                     |                                                                      |
| Kohler Archer elongated toilet                                                                                              |                                                                      |
| E-stone countertop with 4" splash. Towel racks as shown.                                                                    |                                                                      |
| Walk-in shower with 4x4 tile surround ("Almond" color in matte finish) & clear door with chrome frame                       |                                                                      |
| <b>Garage:</b>                                                                                                              |                                                                      |
| Architecturally themed metal sectional roll-up insulated garage doors, per elevation, single opener and three transmitters  | Handicap Bathroom - Not an Upgrade or Option - Sales Center use only |
| 3 space garage (per plan) fully drywalled and painted interior                                                              |                                                                      |
| (2) 4' surface mount light fixtures                                                                                         |                                                                      |
| Coach lights, location per plan                                                                                             |                                                                      |
| Pre-plumbed for future Solar connection                                                                                     |                                                                      |
| <b>Flooring:</b>                                                                                                            |                                                                      |
| 17"x17" Emser Toledo Tile: Entry, Kitchen/Nook, Master Bath                                                                 |                                                                      |
| 13"x13" Emser Toledo Tile: Secondary Baths & Laundry                                                                        |                                                                      |
| Fresh Start Carpet: all other rooms                                                                                         |                                                                      |

#### DISTINCTIVE APPOINTMENTS BUILT INTO EVERY HOME

All homes feature broom finish walks and driveways with scoring designs per plan, 4 3/16" enameled baseboards, 2 1/2" enameled door casings, light orange peel drywall texture, 3/8" bull nose corners, low Volatile Organic Compound paint, energy efficient "Low-E" dual-glazed vinyl tempered windows, 10' ceilings throughout, 2 air conditioning units, energy efficient tankless hot water heater with re-circulating system, concealed fire sprinklers, smoke detectors, carbon monoxide detectors, Radiant Barrier roof sheathing and gable ends, rain gutters at entry only, prepped for solar. Nexia "Z-Wave Technology" system included, with keyless entry, 1 camera, thermostat and light control.

**Decorator Items: (NOT OFFERED): Hardscape; Fountains; Swimming Pools; Decorator Paint Colors; Wallpaper, Glass Pantry Doors.**

**Decorator Items, which are noted, are not offered.**

Buyer acknowledges that Buyer has read and understands this Included Features List dated 9/10/14. The Seller reserves the right to make changes in plans, features, sales price, special offers and terms without prior notice. Floorplans may vary based on elevation and select options. Upgraded and optional features may be included at additional cost subject to stage cut-off dates. See your sales representative for more information.

SALES AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_

BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_