



JASMINE

FEATURES

EXTERIOR

- Spanish architectural style
- Private decks size vary per plan
- Two-panel plank soft arch front entry door with aged bronze hardware
- Sonoma garage doors
- All garage door openers include two remote transmitters
- 2-car direct access garage (varies per plan)

INTERIOR

- 13-inch x 13-inch ceramic tile at all entries
- Plush carpet in main living areas, stairs, bedrooms and hallways
- Contemporary 2-panel interior doors with knob hardware (except ADA units)
- Spacious primary bedroom with walk-in closet
- Pre-wired for cable television in all bedrooms
- Pre-wired for CAT5e voice in master bedroom
- Pre-wired for universal network in living room

KITCHENS

- 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 bowl sink with Insinkerator garbage disposal
- Contemporary chrome pullout faucet
- Samsung stainless steel and black 30-inch freestanding gas range, microwave/hood combo and 4-cycle dishwasher
- Pre-plumbed for ice/water at refrigerator space

BATHROOMS

- Cultured marble countertop in primary and secondary bath with white undermount sink
- Contemporary white thermofoil cabinets with concealed hinges, adjustable shelves and satin nickel cabinet pulls

- Fiberglass tub and or shower surround (per plan)
- Chrome centerset faucet in master and secondary 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 HOME

Simplify your life with connected features with voice command capability.

- Honeywell T-6 Pro WiFi controlled thermostat
- Pre-wired for network devices to maximize WiFi coverage
- Leviton WiFi switches at living room and primary bedroom

HEALTHY HOME + HEALTHY PLANET FEATURES

Live well and rest easy with healthy home features 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

ENERGY & RESOURCE SAVING

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

- Solar power for clean energy*
- 95% AFUE (Annualized Fuel Utilization Efficiency) ultra low nox furnace saving you every month
- 16 Seasonal Energy Efficiency Ratio (SEER) cooling, ventilation and air conditioning system

- Energy-efficient tankless water heater
- Energy Star® certified dishwasher
- R-6 sealed insulated ducts to reduce air leaks and increase efficiency
- High performance attic insulation system.
- Home Energy Rating System (HERS) sealed ductwork for maximum energy performance
- Surface mount LED lighting at select locations
- Dual glazed white vinyl windows with low-e glass with UV protection
- Water efficient faucets
- Water efficient toilets

**Seller has arranged with a third party solar company to install solar to serve the property. As a part of the buyer's purchase of the property, buyer will be required to enter into an agreement with the solar company to lease the system. See Home Advisor for details. Some connected features may require monthly subscriptions.*



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SAMPLE OF PERSONALIZING OPTIONS + COMMUNITY INFO

HOME DESIGN PERSONALIZATION

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

CONNECTED TECH

- Ubiquiti network device(s) for maximum Wifi coverage
- Additional Leviton connected light switches
- Smart appliances (washer, dryer, range, dishwasher and microwave)
- Motorized window shades with smartphone and/or voice control capability
- Nest E Thermostat

- Third generation stainless Nest Learning Thermostat
- Security cameras
- Smart home automation package
- Smart kitchen faucet
- U by Moen smart shower

HEALTHY HOME + HEALTHY PLANET

- Electric vehicle charger
- Additional ceiling mounted LED light fixtures
- Dual-flush toilets
- Recirculation pump for tankless water heater
- Water heater treater
- Flo by Moen leak detection device
- Lennox PureAir air purification system
- Reverse osmosis water system

COMMUNITY

- *Gated Community*
- *Easy access to major LA and Orange County freeways, Anaheim Garden Walk, Angel Stadium, Downtown Fullerton, Old Towne Orange, Disneyland, The Honda Center, and more*
- *A great commuting location within close proximity to the 5, 605, 91, and 57 freeways*
- *Close to the Metrolink Station that provides service east to Riverside-Downtown, north to LA Union Station and LAX, and south toward Oceanside*

Jasmine Walk by The Olson Company

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