



Standard Features and Builder Upgrade Options



Ready to settle?

Now the fun part - personalizing your home. Our designers will reach out to you to design appointments. You will be contacted by 4 companies:

Saddleback Designs - This is a 2-3-hour meeting at our design center to customize your home by making design selections and builder selections. In addition to options available through the builder, Saddleback offers a wide range of interior finishes to complete your dream home, including flooring, countertops, wall tile, etc... To provide the best service to you, the homebuyer, our designers are available by appointment only.

Home Run - During this meeting you will determine the placement of your low voltage wiring for TV and cable outlets. The representative from Home Run will also go through option upgrades available for purchase.

Closet Factory - You will determine whether you want the standard closet configuration in your primary closet in white or champagne and have optional features for other areas.

Safe Streets - Included in your purchase is a Smart home/security platform that includes a smart thermometer, light switch, remote door lock, video doorbell, motion detector, door or window sensors with accessibility through an app on your phone and/or personal computer as well as a touch screen control panel. Safe Streets offers technology products which will tie seamlessly with this system through security, energy, video, and surround sound automation.

STANDARD FEATURES

Standard features included in the base price of the home

FINISHES

Standard design center finishes for flooring and countertops

CABINETS

Standard and upgraded options

APPLIANCES

Standard and upgraded options

OTHER

Standard and upgraded options for plumbing, lighting, and more

STANDARD APPLIANCES

Whirlpool Gas Range WWEG745H0FS Stainless Steel

Whirlpool Over-the-Range Microwave WWMH31017HS Black-on-Stainless

Whirlpool Built-In Dishwasher WWDT730PAHZ Fingerprint Resistant SS

Whirlpool Side-by-Side Refrigerator WWRS571CIHZ Monochromatic Stainless Steel



Whirlpool Gas Range
WWEG745H0FS Stainless Steel



Whirlpool Over-the-Range Microwave
WWMH31017HS Black-on-Stainless



Whirlpool Built-In Dishwasher
WWDT730PAHZ Fingerprint Resistant SS



Whirlpool Side-by-Side Refrigerator
WWRS571CIHZ Monochromatic Stainless Steel



UPGRADE 1:

KitchenAid Gas Range KKSGG700ESS
Stainless Steel

KitchenAid Over-the-Range Microwave KKMHS120ESS Stainless Steel

KitchenAid Built-In Dishwasher KKDTE204KPS PrintShield Stainless

KitchenAid French Door Refrigerator KKRFC300ESS Stainless Steel



KitchenAid Gas Range
KKSGG700ESS Stainless Steel



KitchenAid Over-the-Range Microwave
KKMHS120ESS Stainless Steel



KitchenAid Built-In Dishwasher
KKDTE204KPS PrintShield Stainless



KitchenAid French Door Refrigerator
KKRFC300ESS Stainless Steel

UPGRADE 2:

Whirlpool Gas Cooktop
WWCG55US0HS Stainless Steel

Whirlpool Oven / Microwave Combo
WWOC54EC0HS Stainless Steel

30 CHIMNEY STYLE WALL HOOD SP-
ZRH00830BS

Whirlpool Built-In Dishwasher
WWDT730PAHZ Fingerprint Resistant
SS

Whirlpool Side-by-Side Refrigerator
WWRS571CIHZ Monochromatic
Stainless Steel



Whirlpool Gas Cooktop
WWCG55US0HS Stainless Steel



Whirlpool Oven / Microwave Combo
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30 CHIMNEY STYLE WALL HOOD
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Whirlpool Built-In Dishwasher
WWDT730PAHZ Fingerprint Resistant SS



Whirlpool Side-by-Side Refrigerator
WWRS571CIHZ Monochromatic Stainless Steel



KitchenAid Gas Cooktop
KKCGS350ESS Stainless Steel



KitchenAid Oven / Microwave Combo
KKOCE500ESS Stainless Steel



30 CHIMNEY STYLE WALL HOOD
SP-ZRH00830BS



KitchenAid Built-In Dishwasher
KKDTE204KPS PrintShield Stainless



KitchenAid French Door Refrigerator
KKRFC300ESS Stainless Steel

UPGRADE 3:

KitchenAid Gas Cooktop
KKCGS350ESS Stainless Steel

KitchenAid Oven / Microwave
Combo KKOCE500ESS Stainless
Steel

30 CHIMNEY STYLE WALL HOOD
SP-ZRH00830BS

KitchenAid Built-In Dishwasher
KKDTE204KPS PrintShield Stainless

KitchenAid French Door
Refrigerator KKRFC300ESS
Stainless Steel

STANDARD FEATURES

GENERAL

- 9', 10', 12' & volume ceilings, per plan
- Private outdoor patios & decks, per plan
- Optional built-in elevators
- Attached 2-car garages with drywall/mud / tape
- Spacious storage and utility areas, per plan
- Genie Belt drive garage door opener with remote controls and exterior keypad
- Air conditioning pre-wire
- Spacious walk-in closets with Closet Factory custom closet system
- 8' Overhead garage doors

INTERIOR FINISHES

- Brushed nickel Kwikset door hardware
- Designer brushed nickel light fixtures
- Modern white interior trim and molding
- Raised panel fiber doors
- Custom knockdown wall and ceiling texture
- Quality carpet and pad
- Luxury, easy care no-wax laminate flooring
- Drywall wrapped windows
- Washer/dryer hookups
- Professional decorator assistance

EXTERIOR DESIGNS

- Dimensional asphalt shingles with metal accents and 30-year warranty
- Hardi plank siding with stone accents
- Larger patios and decks, per plan
- Composite decking with metal railings
- Concrete driveways
- Professional landscaping with privacy in mind

GOURMET KITCHEN

- Flat panel, Shaker-style maple cabinetry with crown molding
- Cabinet door hardware various colors / styles
- Whirlpool stainless steel appliances, including self-cleaning gas range, microwave, dishwasher, refrigerator
- Pfister Stellen kitchen faucet
- Water line for icemaker and water/ice dispenser
- Expansive quartz island, countertops, and undermount stainless steel sink
- Elegant, water resistant laminate plank flooring
- Garbage disposal
- Recessed and custom lighting

ENERGY & ENVIRONMENT

- Andersen 100 Series Fibrex composite dual pane, insulated windows with warranty
- Insulation ratings to equal or exceed: Ceilings R-49, Exterior walls R-20, Floors R-39
- 93% efficient gas forced air furnace
- Programmable setback thermostat
- 50 gallon high-efficiency water heaters
- Pressure balanced shower valves & conservation efficient plumbing fixtures
- Energy efficient, high performance architecturally designed plans
- Impressive HERS ratings, yielding low energy bills and high dollar savings

WARRANTIES

- 1-year, limited warranty
- 2-year workmanship
- 10-year 3rd party structural warranty
- Lifetime Closet Factory warranty
- 30-year shingle warranty



LUXURY BATHS

- Euro-style frameless shower door with bench seat, primary
- Poured shower pan, primary
- Ceramic tile surround
- Designer tile flooring, multiple color choices
- Custom lighting
- Solid surface quartz countertops, primary
- Expansive glass mirrors
- Oval undermount dual sinks, primary vanity
- Chrome Pfister bath fixtures

SMARTHOME SECURITY

- Category 6E phone / data line ports in study, bedrooms, and kitchen, per plan
- RG6 video wiring in living room and bedrooms
- Smoke/CO2 detectors
- Smart Home ADT Platform:
 - ✓ Video doorbell
 - Automated thermostat
 - ✓ Smart door lock
 - ✓ Smart light switch
 - ✓ Motion detector
 - ✓ Security door/window sensors
 - ✓ Touch screen control panel
 - ✓ Mobile app control



SADDLEBACK DESIGN
Flooring & Finishes



STANDARD FINISHES:

STANDARD COUNTERTOPS

- 2CM Quartz Nustone Thassos
- 2CM Quartz MSI Pebble

STANDARD CABINET

- Kitchencraft SALEM 36" flat panel with crown
- Species: Maple
- Color: Tuscan

STANDARD LAMINATE FLOORING

- Mannington Restoration Collection
- 8" Laminate Wide Plank 1/2"
- Fairhaven Brushed Taupe

STANDARD TILE FLOORING (BATH)

- Marazzi Arenella 12x12 Variety colors

STANDARD BATH WALL TILE

- Biscuit, 6x6
- White, 6x6

STANDARD SHOWER PAN TILE

- Marazzi Arenella 2x2 Mosaic

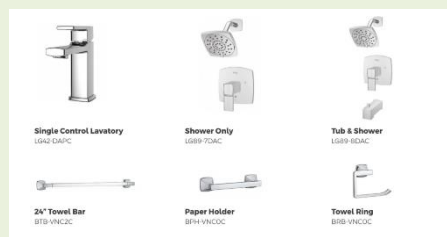
STANDARD CARPET

- Exactly Right II
- 5 Lb. Cushion/Pad



Pfister Plumbing Fixtures

DECKARD



Bath Fixtures (Chrome)

STELLEN



Kitchen Faucet (Chrome)

CABINETS

STANDARD:

- Kitchencraft SALEM 36" flat panel with crown
- Species: Maple
- Color: Tuscan



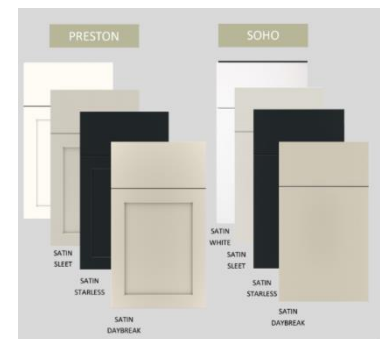
UPGRADE 1:

- Kitchencraft SALEM 42" with crown
- Species: Maple, Color: Multiple Stains
- Kitchencraft SOCKHART 42" with crown
- Species: Maple, Color: Multiple Stains



UPGRADE 2:

- Kitchencraft PRESTON 42" with crown
- Species: Maple, Color: Multiple paint
- Kitchencraft SOHO 42" with crown
- Species: Maple, Color: Multiple paint



UPGRADE 3:

- Kitchencraft CONTEMPRA 42" with crown
- Species: Maple, Color: Multiple



STANDARD KNOBS

