

PRELIMINARY FEATURES

GREAT NEIGHBORHOOD

- Located in the beautiful master planned community of Terra Lago in world renowned Indio, CA
- Breathtaking mountain and lake views
- Lakefront lots
- Community swimming pool, spa and playground
- Tuscan style clubhouse with on-site management, fitness room, conference room, banquet room with catering kitchen and billiard/ping-pong game rooms
- 20-acre active lake for electric boats, kayaking and catch and release fishing
- Guard gated with full time private security
- Pocket parks throughout, abundant greenbelts and lakeside walking trails
- Reduced golf rates* at 36-hole course at The Golf Club at Terra Lago (*with annual purchase of a \$35 Terra Lago card)
- Thoughtfully designed neighborhood with safety, style and convenience in mind

EXCEPTIONAL EXTERIORS

- Richly detailed Spanish Ranch and Desert Contemporary architectural styles
- Durable concrete tile roofs
- Low maintenance and durable sand finished stucco exterior
- Attached two-car dry walled and painted garage
- Garage includes fluorescent light fixture and multiple electrical outlets
- Steel roll up garage door with automatic door opener with two remote transmitters
- Elegant 8' Fiberglass entry front door
- Copper Creek handle-set in oil rubbed bronze finish
- Front yard drought tolerant landscaping with automatic sprinklers
- Gas stub-out for BBQ (location varies by Residence)

STYLISH MODERN KITCHENS

- Quartz slab counters with a 6" high backsplash (full height backsplash to bottom of hood at cooktop) (choice of 3 standard colors)
- Custom maple shaker style soft-close cabinets (choice of 4 standard finishes) with chrome knobs
- Quality Whirlpool® stainless steel appliance package including:
 - 30" freestanding gas range with 5-burner cooktop
 - 30" microwave hood
 - Dishwasher
- In-Sinkerator® stainless steel waste disposal with air switch
- Refrigerator area pre-plumbed with recessed box for automatic ice maker

- Moen® modern high arched chrome faucet with pull out sprayer with large single basin stainless steel sink
- Kitchen pantry (per plan)
- Large kitchen island
- Adjustable shelves in upper kitchen cabinets for custom storage
- Under cabinet fluorescent task lighting
- Recessed fluorescent and high efficiency lighting

SUMPTUOUS MASTER SUITES

- Impressive master suites with separate baths
- Spacious walk-in closet(s) with chrome shelf and pole
- Custom maple shaker style soft-close cabinets (choice of 4 standard finishes) with chrome knobs
- Quartz slab counters with a 4" high backsplash (choice of 3 standard colors)
- Under mount vitreous china lavatories
- Separate shower with clear glass enclosure
- Moen® wide spread lever faucets with polished chrome finish
- Compartmentalized water closet with exhaust fan

SUPERIOR CRAFTED INTERIORS

- Great room
- Upstairs loft
- Elegant hollow core raised panel doors with polished chrome levered finish hardware
- Impressive 18" x 18" ceramic tile flooring in entry, kitchen, bathrooms and laundry
- Plush Shaw® brand carpeting in great room, dining room, all bedrooms, stairways, hallways, closets and loft.
- 5 ½" MDF square baseboards
- Junior master suites (per plan)
- Pre-wired for ceiling fans in all bedrooms and great room
- Standard wireless security system and home automation system included
- Decora® style rocker light switches throughout
- USB dual ports in the kitchen and all bedrooms
- Water efficient elongated toilets throughout
- All secondary bathrooms feature shaker style soft close maple cabinets (choice of 4 standard finishes) and quartz slab counters with a 4" high backsplash (choice of 3 standard colors)
- Convenient interior laundry room(s) (first and second floor locations, per plan)
- Combination carbon monoxide/smoke detectors (located outside all bedrooms)
- Interior fire sprinkler system for your safety
- 7" reinforced post-tensioned concrete slab

WHOLE-HOUSE ENERGY SAVINGS FEATURES

- All homes meet or exceed the current Title 24 energy efficient codes & specifications
- Central heating and air-conditioning systems with high efficiency 15 and 12.5 SEER rating and programmable thermostat to maintain year round comfort and reduce utility bills
 - R-19 exterior wall insulation
 - High performance attic with R-38 and R-13 insulation
 - Radiant roof barrier – keeps roof cooler by reflecting heat away from attic
 - Deluxe energy efficient dual glazed low-E vinyl windows throughout
 - Tight sealed heating and air duct system
 - 11.1 GPM gas tankless water heater
 - Water saving toilets and bath fixtures
 - Low VOC paint
 - Energy efficient fluorescent recessed lighting meeting Title 24 requirements
 - Pre-plumbed for solar

OPTIONAL OPPORTUNITIES TO PERSONALIZE YOUR HOME

- Upgraded floor coverings
- Various cabinetry finished and door styles
- Countertop upgrades
- Upgraded appliance packages
- Mirrored closets and wardrobe doors
- Audio/visual packages
- Optional laundry cabinets and laundry sink (per plan)
- Optional Kohler® freestanding tub (Plan 3)
- Washer, dryer and refrigerator options
- Pool/spa options
- Rear yard landscaping options
- Optional windows in garage door
- Optional epoxy flooring in garage

