

# TWENTY8 WALK

## FEATURES

### STANDARD

#### EXTERIOR

- Modern Farmhouse architectural style
- Private yards, size vary per plan
- Entry door glass, styles vary per location
- Charleston or Westfield garage doors (per plan)
- All garage door openers include two transmitters tht also open the entry gates to the community
- 2-car direct access garage

#### INTERIOR

- 13-inch x 13-inch ceramic tile at all entries and kitchen
- Plush carpet in main living areas, stairs, bedrooms and hallways
- Contemporary flat panel interior doors with lever hardware
- Spacious master 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

#### KITCHEN

- 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
- Stainless steel single bowl undermount sink with Insinkerator garbage disposal
- Contemporary chrome pullout faucet
- GE stainless steel and black 30-inch freestanding gas range, microwave/hood combo and 3-cycle dishwasher
- Pre-plumbed for ice/water at refrigerator space

#### BATHROOMS

- Cultured marble countertop in master and secondary bath with white undermount sink
- Contemporary white Thermofoil cabinets with concealed hinges and adjustable shelves
- 6-inch x 6-inch tile shower surround hot mopped with 2x2 tile pan and recessed soap niche at master bath
- Chrome one-handle 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 TECH

*Simplify your life with connected features with voice command capability*

- Nest Thermostat E
- Pre-wired for network devices to maximize Wifi coverage
- Connected Leviton

#### HEALTHY HOME

*Live well and rest easy with healthy home feature 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
- Smoke and carbon monoxide monitors

#### ENERGY + RESOURCE SAVING

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

- 2.52 Kilowatt Solar energy system that reduces your energy bill and helps protect the environment\*
- 95% AFUE (Annualized Fuel Utilization Efficiency) ultra low nox furnace saving you every month
- 15 Seasonal Energy Efficiency Ratio (SEER) heating, ventilation and air conditioning system
- Nest E Wifi controlled thermostat that allows your home temperature to adjust, lowering energy usage and increasing comfort
- Energy-efficient tankless water heater
- R-30 attic insulation and R-13 to R-19 insulation in the exterior walls to help keep your home cooler in the summer and warmer in the winter
- R-6 sealed insulated ducts to reduce air leaks and increase efficiency
- Home Energy Rating System (HERS) sealed ductwork for maximum energy performance
- Energy Star® certified dishwasher
- Recessed can LED lighting at select locations
- Auto shut-off motion sensors for lighting in select locations
- Dual glazed white or black vinyl windows with low-e glass
- Water efficient faucets
- High efficiency toilets

# TWENTY8 WALK

## UPGRADE POSSIBILITIES

### HOME 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
- Glass panel stairwell

### 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
- Schlage sense smart deadbolt at front door or garage to home at front door or garage to home
- Third generation stainless Nest Learning Thermostat
- Wifi garage door opener
- Security cameras
- Smart home automation package
- Smart kitchen faucet
- WiFi enabled EV charger

### ENERGY + RESOURCE SAVING

- Electric vehicle charger
- Additional recessed can LED lighting
- Dual-flush toilets
- Recirculation pump for tankless water heater

### COMMUNITY

- Less than 3 miles from Newport Beach's famed coastline, Westside Walk is located in Costa Mesa's bustling Westside neighborhood
- Close to the shops, restaurants and entertainment hot spots of Triangle Square, the community is minutes from vibrant 17th Street and Newport Peninsula
- Centrally located in Orange County, destinations such as Balboa Island, Laguna Beach, Disneyland, Fashion Island and South Coast Plaza are minutes away
- Close proximity to the 55 Freeway, 405 Freeway, 73 Freeway, 5 Freeway; a great commuting location for Orange County, Los Angeles, Long Beach and Anaheim employment centers
- Local schools include College Park Elementary, Costa Mesa Middle School and Costa Mesa High School
- Low tax rate and no Mello Roos

Twenty8 Walk by The Olson Company

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