

## INCLUDED FEATURES

# Amelia at Nautical Cove



EFFECTIVE: 09/08/2025

### Distinctive Exterior Details

- Engineered foundation specifically designed for your homesite
- Engineered roof trusses for strength
- Whole-house recessed fire sprinkler system
- Coach lights (per plan)
- Chain drive garage door opener
- Backyard fence with access gate
- Colored stucco finish (per plan)
- Concrete roof tiles (per plan)

### Interior Craftsmanship

- Engineered precut panelized wall system
- Complete garage drywall
- Front door hardware and dead bolt in choice of two colors
- 9-ft. first- and 8-ft. second-floor ceilings
- Smooth 2-panel square top 6-ft. 8-in. tall interior doors
- Smooth 2-panel square top wardrobe doors
- Interior door hardware with antimicrobial technology in choice of two colors

### Fine Finishes

- White thermofoil cabinets with square raised-panel doors and brushed nickel pulls
- Whole-house MDF shelves with wood pole
- Low-VOC interior paint in Alabaster
- Knockdown-textured walls and ceilings with baby bullnose corner bead
- LED downlights (per plan)
- No-wax vinyl flooring at entry, kitchen, baths, nook and laundry (per plan)
- **WaterSense®** labeled chrome faucets and accessories
- **CRI™ Green Label Plus®** certified polyester textured carpeting with cushion in multiple color choices at non-wet areas
- Semi-open stair rail system with paint-grade wall-mount handrail and chrome hardware at pony walls

### Kitchen

- USB-C and -A receptacle to conveniently and efficiently charge your devices
- Stainless steel appliances with 2-yr. warranty, including a built-in **ENERGY STAR® certified** dishwasher, center burner, freestanding electric range and under-cabinet microwave/hood combination
- Granite countertops with 6-in. backsplash in choice of two colors
- 8-in. dual-compartment stainless steel sink
- 1/2 HP garbage disposal
- Island

### Bathrooms

- Engineered stone vanity with 4-in. backsplash and dual drop-in sinks at primary bath
- Engineered stone vanity with 4-in. backsplash and single drop-in sink at bath 2
- Fiberglass walk-in shower with clear glass and chrome frame enclosure at primary bath
- Fiberglass tub/shower combination at bath 2 (per plan)
- Fiberglass walk-in shower with frame enclosure at bath 3 (per plan)
- White pedestal sink and square mirror with 1-in. bevel at powder bath (per plan)
- **WaterSense®** labeled 1.28-gal. toilet with elongated seat
- Frameless polished edge mirrors

### Energy-Saving Features

- Our homes are designed to be **ENERGY STAR® certified**, delivering significant savings on utility bills when compared to used homes and supporting healthier indoor environments.
- Our **Energy Savings Comparison** demonstrates the lower monthly cost of homeownership possible with each KB home.
- Thermal Enclosure System: air sealing, quality insulation and high-performance windows to enhance comfort, reduce maintenance costs and help lower monthly utility bills
- Water Management System to help protect roofs, walls and foundations from water damage
- Sealed, insulated, double-pane, low-E glass windows and patio doors
- Replaceable premium air filter with MERV 13 rating
- Spray foam attic floor deck to help reduce cooling costs by lowering temperature
- Energy-efficient hybrid water heater
- Solar energy system (choice of lease or purchase)
- HVAC system designed and installed to deliver more comfort, better moisture control, improved indoor air quality and quieter operation (per Title 24)
- Smart thermostat

### 10-Year Limited Warranty

- Our dedicated customer service team is ready to help with any questions or home repair issues.