

## INCLUDED FEATURES

# Enclaves at Cloudbreak Ridge at Summerlin



EFFECTIVE: 03/17/2026

### Distinctive Exterior Details

- Water-conserving xeriscaping
- Paver drives and walkways
- Long-lasting concrete roof tiles
- Conventional slab designed specifically for your homesite
- 8-ft. raised-panel front door with dead bolt and hardware
- 8-ft. tall garage door

### Interior Craftsmanship

- Textured walls and ceilings
- Fiber optic package
- Electrical vehicle charging station pre-wiring
- 9-ft. ceilings
- Raised-panel interior doors with hardware and matching hinges
- Garage door opener with two transmitters
- Whole-house recessed fire sprinkler system
- Soft water loop

### Fine Finishes

- CRITM Green Label Plus® certified polyester textured carpeting with cushion in multiple color choices at non-wet areas
- Ceramic tile in multiple color choices at entry and wet areas
- 3.5-in baseboards and 2.5-in. door casing

### Kitchen

- USB receptacle to conveniently and efficiently charge your devices
- Granite countertops with 4-in. backsplash and flush breakfast bar

- 42-in. square recessed-panel maple upper cabinets with 2.25-in. crown molding in choice of four colors
- **WaterSense®** labeled chrome single-handle faucet
- Stainless steel undermount sink
- Stainless steel appliances with 2-yr. warranty, including an under-cabinet microwave/hood combination, double oven, cooktop and **ENERGY STAR® certified** built-in multicycle dishwasher

### Bathrooms

- Dual-sink vanity with quartz countertops at primary bath
- **WaterSense®** labeled chrome faucets and accessories
- High-efficiency elongated toilets
- Walk-in shower with quartz surround at primary bath
- 32-in. tub/shower combination at bath 2
- Square recessed-panel maple cabinets and sheet mirror at full baths
- Extended vanity with knee space at bath 2 (per plan)
- Pedestal sink with oval polished-edge mirror at powder bath

### 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
- Tankless water heater
- HVAC system with gas furnace designed and installed to deliver more comfort, better moisture control, improved indoor air quality and quieter operation
- **ENERGY STAR® certified** low-E, dual-pane windows with screens throughout
- Replaceable premium air filter with MERV 13 rating
- LED lights throughout interior (per plan)
- Energy-efficient, automatic gas forced-air heating with smart thermostat at primary and secondary locations (per plan)

### 10-Year Limited Warranty

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