

## INCLUDED FEATURES

# Fresco in the Reserve at Orchard Hills



EFFECTIVE: 04/17/2024

### Distinctive Exterior Details

- Concrete roof tiles (per plan)
- Engineered foundation specifically designed for your homesite
- Engineered roof trusses for strength
- Radiant barrier roof per Title 24
- Smoke detectors and fire sprinkler system
- Garage coach lights
- Garage door opener
- Whole-house recessed fire sprinkler system
- Side and rear yard fencing with access gate (per plan)
- Electric vehicle (EV) charging station pre-wiring, including wiring, 50-amp. breaker and 14-50 outlet

### Interior Craftsmanship

- 8-ft. entry door with satin nickel hardware
- Satin nickel interior door hardware and hinges
- 9-ft. ceilings throughout
- 8-ft. 2-panel interior doors (per location)
- Frameless mirrored wardrobe doors at secondary bedrooms
- Linen closets (per plan)
- Complete drywall with knockdown finish at garage
- Multisliding stacking door at select locations (per plan)

### Fine Finishes

- Orange peel textured walls and ceilings with square bead corners
- White thermofoil cabinets with square raised-panel doors and satin nickel pulls
- Recessed LED lighting (pre-determined locations)
- White rocker light switches
- Whole-house MDF closet shelving and chrome poles
- Electronic air filtration system
- Smart home structured wiring hub and starter kit, including video doorbell
- Ceramic tile flooring at entry, kitchen, baths and laundry
- Carpeting at dining area, great room, hallways and bedrooms
- Dovetail soft-close drawers and cabinet doors throughout
- Two-tone paint grade open rail stair rail system with painted handrail (per plan)

### Kitchen

- Chrome faucet
- Double-basin stainless steel sink
- 1/3 HP garbage disposal
- Granite countertops with 6-in. backsplash in choice of two colors
- 24-in. deep cabinet above refrigerator
- Island
- Pantry with white MDF shelving
- USB charging receptacle

- Stainless steel appliances, including an **ENERGY STAR® certified** multicycle dishwasher, built-in microwave and built-in oven with cooktop
- Under-cabinet lighting

### Bathrooms

- Center-set chrome faucets
- Enclosed water closet at primary bath
- Engineered stone countertops with 4-in. backsplash at full baths
- Standalone tub and separate shower with clear glass enclosure at primary bath
- Tub/shower combination and curtain rod at bath 2
- Full walk-in shower at bath 3
- Dual-sink vanity at primary bath and bath 2
- Single-sink vanity at bath 3 (per plan)
- **WaterSense®** labeled 1.28-gal. toilets with elongated seat
- Vanity cabinet at powder bath (per plan)

### 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
- Hot water recirculation system
- Replaceable premium air filter with MERV 13 rating
- Solar energy system
- HVAC system designed and installed to deliver more comfort, better moisture control, improved indoor air quality and quieter operation (per Title 24)
- Low-E, dual-glazed vinyl windows and sliding glass doors
- Water-saving low-flow toilets and showerheads
- Tankless water heater and gas furnace
- Smart thermostat

### 10-Year Limited Warranty

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