INCLUDED FEATURES

Iris at Valencia

EFFECTIVE: 02/25/2026

Distinctive Exterior Details

- Foundation designed specifically for your homesite
- Insulated 2-panel front door with satin nickel exterior hardware
- **ENERGY STAR® certified** LED porch light
- Drought-tolerant landscaping for water savings

Interior Craftsmanship

- 9-ft. ceilings throughout
- 3.5-in. baseboards throughout
- 8-ft. 2-panel interior doors
- 8-ft. mirror doors at secondary bedroom closets
- White painted open stair rail
- Flat-panel TV pre-wiring at great room

Fine Finishes

- Orange-peel textured walls and ceilings with rounded drywall corners
- Luxury vinyl plank flooring at entry, kitchen, laundry room and baths
- Carpeting with pad at great room, hallway, stairs, bedrooms and closets

Kitchen

- Quartz countertops with 6-in. backsplash and full height backsplash behind range
- Chrome cabinet pulls
- USB receptacle to conveniently charge your devices.
- Single-handle chrome faucet with eco-performance adapter to reduce water flow
- Samsung stainless steel appliances, including a dishwasher, electric range/oven and microwave/hood combination vented to exterior
- Single-basin undermount stainless steel sink with ½ HP waste disposal system
- Spacious island with side outlets
- Pullout trash and recycling bins

Bathrooms

- Quartz countertops with 6-in. backsplash
- One-handle chrome faucets and accessories
- Fiberglass walk-in shower with clear enclosure at primary bath
- Fiberglass tub/shower combination at secondary bath
- Fiberglass walk-in shower with clear enclosure at bath 3
- Comfort-height elongated toilets
- Dual-sink vanity at primary bath

Safety and Security

- Smoke detectors with battery backup
- Carbon monoxide detectors

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
- Water Sense® labeled water-saving showerheads and toilets designed to reduce water use.
- Energy-efficient LED lighting (pre-determined locations)
- Energy-efficient door weather stripping
- Replaceable premium air filter with MERV 13 rating
- R-15 exterior wall and R-49 blown ceiling insulation
- Sealed, foil backed R-6 ducts and sealing HVAC connections
- Sealed, insulated, double-pane low-E glass windows and patio doors
- Smart thermostat
- Electric Vehicle (EV) charging conduit
- 50-gal. hybrid electric water heater
- Solar energy system (standard lease with option)

10-Year Limited Warranty

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

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