

INCLUDED FEATURES

Magnolia at Westside

EFFECTIVE: 4/18/2019



KB Home Advantage

- **KB Home 10-Yr. Limited Warranty** for peace of mind
- **ENERGY STAR® certified** home verified by independent third-party inspector
- **Energy Performance Guide® (EPG®)**: a monthly energy cost estimate to help you better understand the money-saving advantages of a KB home
- Home buyer participation in the building process, including **Pre-Construction, Pre-Drywall** and **Final Homeowner orientations**
- **10 Quality Checkpoints** building process to track your home's progress from start to finish

Distinctive Exterior Details

- Engineered foundation designed for your homesite
- Engineered, open web roof trusses with connector for hurricane and wind protection
- Concrete masonry construction at first floor
- Huber ZIP System® exterior sheathing to provide greater resistance to moisture and air intrusion
- **Therma-Tru®** raised-panel fiberglass entry door with **Kwikset® Microban®** Tylo satin nickel hardware and **SmartKey™** dead bolt
- **Wayne Dalton®** fully insulated raised-panel garage door
- **Sherwin-Williams®** Loxon® premium paint
- Bora-Care® termite treatment
- Shutters (per plan and elevation)
- Two GFI weatherproof electrical outlets and two hose bibbs
- Aluminum fascia and soffit with heat-dispersing roof vents
- Allura™ fiber cement siding (per elevation)
- Bahia sod, professionally designed landscape package and **Rain Bird®** zoned irrigation system with rain sensor (per homesite)
- CertainTeed fungus-resistant 3-tab asphalt shingle roofs with 25-yr. warranty

Interior Craftsmanship

- Engineered panelized wall systems
- **Kwikset® Microban®** Tylo satin nickel interior door hardware
- **ClosetMaid®** ventilated shelving in closets and pantry
- Walls and ceilings with textured finish
- 8-ft. ceilings

Fine Finishes

- **Sherwin-Williams®** Simply White low-VOC wall paint (semi-gloss at wet areas; gloss trim; flat throughout)
- **Shaw®** low-VOC carpeting with 5-lb. pad at non-wet areas
- **Generation Lighting** interior chrome light fixtures
- **Emser®** 17-in. x 17-in. tile at kitchen, foyer, laundry and baths (multiple color choices)

Kitchen

- **Kohler®** 50/50 self-rimming 6-in. deep stainless steel sink
- **InSinkErator®** 1/3 HP garbage disposal
- **Moen®** Chateau chrome-finished single-lever faucet
- USB receptacle to conveniently charge your devices
- **Whirlpool®** appliances with 2-yr. warranty, including freestanding smooth glass top electric range and **ENERGY STAR® certified** multi-cycle dishwasher (black or white)
- **Whirlpool** over-the-range hood vented to the outside
- **QualityCabinets™** Seacrest birch 30-in. recessed-panel cabinets in choice of two colors
- Granite countertops with 4-in. backsplash in choice of two colors

Bathrooms

- 60-in. vanity with knee space and **Wilsonart®** laminate countertops at bath 2 (per plan)
- **Moen®** chrome-finished **WaterSense®** faucets and low-flow showerheads
- **QualityCabinets™** Seacrest birch-framed cabinetry
- **Sterling® by Kohler®** Vikrell® surround tub/shower at secondary baths
- Pedestal sink with mirror at powder bath (per plan)
- **Sterling by Kohler** ultra low-flow elongated commodes
- 60-in. vanity with **Wilsonart** laminate countertops, dual sinks and full-width mirror above vanity at master bath (per plan)
- **Sterling by Kohler** 42-in. x 60-in. garden tub/shower with **Daltile®** 6-in. x 6-in. surround at master bath

eDifference

Energy-Saving Features

- Thermal Enclosure System: air sealing, quality insulation and high performance windows to enhance comfort, improve durability, reduce maintenance costs and help lower monthly utility bills
- Water Management System to help protect roofs, walls and foundations from water damage
- **Carrier®** 15 SEER HVAC system with Puron refrigerant designed and installed to deliver more comfort, better moisture control, improved indoor air quality and quieter operation
- **Rheem®** series hybrid heat pump and 50-gal. water heater
- CertainTeed R-4.1 exterior masonry wall insulation, R-13 exterior frame insulation and R-30 blown attic insulation
- Sealed, insulated double-pane, low-E glass windows and patio doors
- Radiant barrier sheathing to help reduce cooling costs by lowering attic temperatures by up to 30° F
- **Carrier® Côt®** 7C **Wi-Fi®** smart thermostat