



Mirabelle

a jackson • pendo COMMUNITY

Features List

Exterior Details Make an Instant Impression.

- ❖ Charming architecture in early California Spanish, Craftsman and **Cottage** styling
- ❖ Warm, inviting entries with covered porches, 8-foot entry doors and decorative hardware*
- ❖ Stylish, fire-resistant concrete tile roofing in architecturally coordinated palettes
- ❖ Private yards with rear/side-yard fencing, and stubbed gas hook-ups for barbeques
- ❖ Aluminum rain gutters, area drains and post-tension concrete foundations
- ❖ The convenience of front yard maintenance by the HOA
- ❖ Architecturally themed exterior coach lighting

Smart Design, to the Last Detail.

- ❖ Thoughtful floor plans designed for family living, featuring raised panel doors and bullnose drywall corners
- ❖ Basic Home Protection System (All Plans), CATV and RG-6 structured wiring system throughout
- ❖ Master and Secondary bedrooms pre-wired for telephone and cable TV
- ❖ Designer light fixtures with decorative switches
- ❖ Conveniently located linen cabinetry
- ❖ Exceptional stair detailing with white newel posts and handrail, completed with white pickets
- ❖ Dual sinks and compartmentalized tub/water closet in secondary baths (Plan 4)
- ❖ Formal foyer (Plans 2, 3, 4) and Tech Loft (Plan 3), optional den in lieu of bedroom (Plan 1, 4)
- ❖ Optional media niches (All Plans) and optional gas-burning fireplaces with decorative mantles on select homes

Delicious Touches in the Kitchen.

- ❖ Beechwood cabinetry in designer 'honey' stain with finished interiors
- ❖ Convenient breakfast bar and under-cabinet lighting
- ❖ Elegant 6" x 6" ceramic countertop tile, in choice of white or optional almond with 6" backsplash
- ❖ **TBD BRAND** self-cleaning gas range with sealed burners, micro/hood combo and built-in dishwasher
- ❖ Cast-iron sink with Moen plumbing fixtures and pull-out spray wand
- ❖ Refrigerator area plumbed for ice maker

Inspiring Master Suites.

- ❖ Elegant master baths with easy to maintain oval tubs and separate showers with fiberglass surrounds
- ❖ Cultured marble countertops with bullnose edges
- ❖ His and Hers china sinks with chrome Moen fixtures
- ❖ Expansive walk-in closets with shelving
- ❖ Elegant paired doors at Master entry (Plan 4)

Wall-to-Wall Energy Efficiency.

- ❖ White vinyl dual-glazed windows with Low E glass
- ❖ Gas central forced-air heating, including night set-back thermostat and pre-plumbed for air conditioning
- ❖ Cast-iron waste lines in select areas for noise reduction; copper plumbing throughout
- ❖ Efficient 50- gallon water heater

Don't Forget the Garage. We Didn't.

- ❖ Fully drywalled with fog coat interior
- ❖ 7 - foot raised panel sectional steel, semi-insulated, roll-up garage door
- ❖ Automatic garage door opener with transmitter

Options & Enhancements.

1/3/2007

*Varies by floor plan and elevation

* Floor plans, pricing, features, and specifications subject to change at anytime

We are pleased to offer a variety of optional design features. See your Community Sales Manager for a complete list of the customizing opportunities available.

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