

# Exceptional Luxury Features

*Welcome to Volaré - Where Luxury Meets Comfort*  
Discover the exceptional features that define the essence of living at Volaré.

## Spacious Open Floor Plan

- Perfect for Family Living and Entertaining: Seamlessly connected great room, kitchen, and dining room.

## Embrace Natural Light and Indoor/Outdoor Living

- Integration of Natural Light: Large windows bringing the outdoors in for a harmonious living experience.

## Home Details

- Four Plans Available:
- Plan 1: 1,738 sq ft; 2 bedrooms plus detached guest suite – 3 bathrooms
- Plan 2: 1,850 sq ft; 3 bedrooms - 3 bathrooms
- Plan 3: 2,292 sq ft; 4 Bedrooms – 3 Bathrooms – Upper Pop Up with Deck
- Plan 4: 2,406 sq ft; 4 Bedrooms – 3 Bathrooms – Upper Pop Up with Deck
- Voluminous 12' Ceilings at Great Room, Dining, and Kitchen: Maximizing views and natural light throughout every space.
- Modern Interior Doors: Lincoln Park Single Panel (per plan) or Livingston 3 Panel equipped with Matte Black Kwikset Casey Lever Set.
- Luxurious Flooring: Choice of - EM 24x24 or 12x24 Matte or Polished Porto, Sterlina II, or 9x35 Finewood porcelain plank.
- Designer Interior Paint: Choose from 3 carefully selected paint colors to suit your style.
- LED Recessed Can Lighting: Energy-efficient lighting enhancing every corner.
- Modern Cabinetry Selection: Flat-Panel Door Style with Smooth Thermofoil Finish, Self-Closing Hinges and Dove Tail Drawers. 5 color finishes to select from.
- Structured Wiring System: RG6 and CAT5e phone wiring for seamless communications and networking.
- Decora Rocker-Style Switches: Contemporary switches with featured dimmer switches.
- Pre-Wired for Ceiling Fans: Great room, all bedrooms, and patio areas.
- Interior Separate Laundry Rooms: Convenience and functionality at its best.
- 5½" Baseboard: Craftsman with Eased edge design.
- Full Quartz Backsplash in Kitchen: Standard for added style and functionality.
- USB Charging Ports: Conveniently located in the kitchen island and primary bedroom.
- Great Room TV outlet at 5' height for convenience.

## The Heart of Your Home - The Kitchen

At Volaré, we understand the significance of a well-appointed kitchen in creating unforgettable moments with loved ones.

## Open, Free-Flowing, fully equipped Kitchen

- The Gathering Place: Whether entertaining family or friends, this space is designed for connectivity and comfort.
- Chef's Delight: A kitchen designed for gourmet cooking experiences in an open and stylish setting.

## LG Stainless Steel Appliance Package

- Included Appliances:
- LG® 30" 5 Burner Gas Cooktop w/Super Boil Burner and Continuous Grate.
- LG® 30" Chimney Hood 600CFM Blower, Low Profile.
- LG® 30" Smart Combo Built-In Oven w/Insta View(r), True Convection, Air Fry and Steam Sous Vide.
- LG® Refrigerator Counter Depth, French Door w/ 2 Drawer Freezer System, Water Dispenser behind door.
- LG® Top Control Smart Dishwasher w/Quad Wash.
- Functional Sink: Blanco® Single Basin Composite Sink in Graphite or White with garbage disposal and Moen® Cia Single Lever, High Arc, pull-down faucet in Matte Black.

## Functional Kitchen Features

- Caesarstone Quartz Slab Solid Surface Countertops: With a drop miter edge and Full Quartz Backsplash, available in variety of colors.
- Kitchen Islands: Spacious islands with counter seating, perfect for casual dining or entertaining guests.
- Elegant Cabinetry Selection: Flat-Panel Door Style with Smooth Thermofoil Finish, Self-Closing Hinges and Dove Tail Drawers.
- Under-Cabinet Lighting: Enhancing both ambiance and task lighting for practicality and aesthetics.
- Ample Storage: Spacious pantries catering to your storage needs.



**Lifestyle Pool & Spa Included!**

*Your Private Sanctuary - Primary Bedroom and Bath*  
Experience luxury and tranquility within your private retreat at Volaré.

## Primary Bedroom

- Modern Comfort: A modern bedroom design.
- Large Private Suites: Spacious primary suites offering comfort and privacy.
- Toto® High Efficiency Toilet.

## Closet Space

- Spacious Walk-in Closets: Featuring double shelves on 1 wall, poles, and one shoe rack for organized storage.

## Bedroom Features

- Lighting and Connectivity: 4 LED lights (primary only), fan outlet, and TV outlet at 5' for convenience.
- Elegant Cabinetry: Flat-Panel Door Style with Smooth Thermofoil

- Finish, Self-Closing Hinges and Dove Tail Drawers.
- Luxurious Showers: Large format tiled surround walk-in showers with Hand Held (primary only).
- Caesarstone Quartz Slab Solid Surface Countertops: With a drop miter edge with 4" Backsplash at baths & laundry rooms.
- Glass Shower Enclosures: Clear glass enclosures for a sophisticated touch.
- Undermount Sinks: Rectangular undermount sinks for a sleek look.
- Moen® Cia Fixtures: Single lever, high arc sink faucet with matching shower trim.
- Electrical Preparation: Electrical provisions for future bidet installation.

## Comfort for All - Secondary Bedrooms and Baths

At Volaré, every detail is crafted to ensure comfort and relaxation for your family and guests.

## Secondary Bedrooms

- Thoughtful Amenities: Enjoy amenities typically reserved for primary suites in these secondary spaces.
- Relaxing Atmosphere: Designed to make your family and guests feel at ease and right at home.

## Bedroom Features

- Spacious Layouts: Ample space for comfort and relaxation.
- Functional Additions: Carpeting, reinforced ceiling fan outlet, TV outlet, and 2 recessed can lights.
- Stylish Closet Doors: Panel square wardrobe & bypass closet doors for a sleek look.

## Secondary Bathrooms

- Thoughtful Amenities Enjoy amenities typically reserved for primary suites in these secondary spaces.

- Quality Finishes: Caesarstone Quartz Slab Solid Surface Countertops with a drop miter edge with 4" Backsplash at baths & laundry rooms
- Sinks and Faucets: Rectangular under-mount sinks paired with contemporary Moen® Cia single lever faucets.
- Shower Spaces: Large format tiled surround walk-in showers on 1<sup>st</sup> floor.
- Toto® High Efficiency Toilet.
- Acrylic tub at 2<sup>nd</sup> floor baths in plan 3 & 4.

## Elegant Touches

- Cabinetry: Flat-Panel Door Style with Smooth Thermofoil Finish, Self-Closing Hinges and Dove Tail Drawers.

## Sustainable Living at Volaré

At Volaré, we prioritize environmentally conscious living by incorporating the latest energy-efficient technologies and sustainable practices into our homes.

## Compliance and Certification

- Built to Stringent Standards: Our homes adhere to California building codes, Title-24 energy codes, and rigorous structural designs.
- Certified Green Building: All plans meet California Green Building Code standards and are certified by independent HERS Raters through Cal-Certs inspections.

## Energy Solutions

- Solar Power: Featuring 4.78 – 5.50 kW solar systems to harness renewable energy.
- High-Performance Insulation: R-38 at roof lines, R-38 at ceilings, and R-21 at exterior walls ensure efficient temperature regulation.
- HVAC-VRF energy efficient electric heating.
- High-Efficiency Cooling: 15-17 SEER AC units with programmable

- thermostats and WiFi access.
- Energy-Efficient Windows: Dual-glazed, Low-E windows and sliding glass doors for insulation and climate control.
- Long-Lasting LED Lighting: Throughout the homes for energy savings and durability.
- Water Conservation: High-efficiency toilets and plumbing fixtures, and a Hybrid 80 Gallon heat pump water heater system to minimize water usage.

## Outdoor Sustainability

- Landscape Solutions: Included front yard irrigation system with drought-tolerant landscaping.