



# LAUREL WALK

## FEATURES

### EXTERIOR

- Spanish architectural style
- Private decks and patios vary per plan, sizes vary per location
- Two-panel plank front entry door with aged bronze hardware
- Ranch-style garage doors
- All garage door openers include two transmitters
- 2-car direct access garage

### INTERIOR

- 13-inch x 13-inch ceramic tile at all entries and kitchen
- Plush carpet in main living areas, stairs, bedrooms and hallways
- Contemporary white thermofoil cabinets with concealed hinges and adjustable shelves and satin nickel cabinet pulls
- Spacious primary bedroom with walk-in closet
- USB charger outlet in kitchen
- Pre-wired for cable television in all bedrooms
- Pre-wired for CAT5e voice in primary bedroom
- Pre-wired for universal network in living room

### KITCHENS

- Solid surface black and white granite countertop with 6-inch backsplash
- Contemporary white thermofoil cabinets with concealed hinges, adjustable shelves and satin nickel cabinet pulls
- White double compartment undermount sink with Insinkerator garbage disposal
- Contemporary chrome pullout faucet
- Samsung stainless steel and black 30-inch freestanding gas range, microwave/hood combo and dishwasher
- Pre-plumbed for ice/water at refrigerator space

### BATHROOMS

- Cultured marble countertop in primary and secondary bath with white undermount sink
- Contemporary white Thermofoil cabinets with concealed hinges and adjustable shelves and satin nickel cabinet pulls
- 6-inch x 6-inch tile shower surround hot mopped with 2x2 tile pan and recessed soap niche at primary bath
- Chrome centerset faucet in primary and secondary bath
- Compartmentalized toilet area in primary bath

### OLSON CONNECTED HOME

*With Olson, better living starts with modern features designed for better connectivity, energy efficiency, and wellness all designed to save you time, minimize your energy footprint and keep you healthy.*

### CONNECTED TECH

*Simplify your life with connected features with voice command capability.*

- Honeywell WiFi controlled thermostat
- Pre-wired for network devices to maximize WiFi coverage
- Connected Leviton smart WiFi light switches at living room and primary bedroom

### ENERGY & RESOURCE SAVING

*Save money and minimize your energy footprint with features that make your home efficient.*

- 2.56 Kilowatt Solar energy system that reduces your energy bill and helps protect the environment\*
- 96 AFUE (Annualized Fuel Utilization Efficiency) ultra low nox furnace saving you every month (varies per plan)

- 16.5 Seasonal Energy Efficiency Ratio (SEER) heating, ventilation and air conditioning system (varies per plan)
- Honeywell WiFi controlled thermostat that allows your home temperature to adjust, lowering energy usage and increasing comfort
- Energy-efficient tankless water heater with recirculations pump
- R-30 + R-19 below deck attic insulation and R-15 to R-19 insulation in the exterior walls to help keep your home cooler in the summer and warmer in the winter
- R-6 sealed insulated ducts to reduce air leaks and increase efficiency
- Home Energy Rating System (HERS) sealed ductwork for maximum energy performance
- Energy Star® certified dishwasher
- Surface mounted ceiling LED lighting at select locations
- Auto shut-off motion sensors for lighting in select locations
- Dual glazed white vinyl windows with low-e glass
- Water efficient faucets

### HEALTHY HOME

*Live well and rest easy with healthy home features that give you peace of mind.*

- Low VOC interior paint and carpet
- MERV air filtration system to ensure superior indoor air quality
- Automatic fire sprinklers with monitoring system at select buildings
- Smoke and carbon monoxide monitors

*\* Seller has arranged with a third party solar company to install solar to serve the property. As a part of the buyer's purchase of the property, buyer will be required to enter into an agreement with the solar company to lease the system. See Home Advisor for details. Some connected features may require monthly subscriptions.*



## UPGRADE POSSIBILITIES + COMMUNITY INFO

### HOME DESIGN PERSONALIZATION

- Cabinet door styles and finishes
- Under cabinet kitchen task lighting
- Designer-selected flooring
- Enhanced countertops, backsplashes and shower surrounds
- Two-tone interior paint and accent paint in select locations
- Additional electrical outlets
- Window coverings, including motorized operation
- Upgraded appliance packages
- Additional appliances (refrigerator, washer, dryer)
- Upgraded kitchen and bath fixtures
- Under cabinet 600 CFM hood in lieu of microwave
- Ceiling fan prewire and/or ceiling fans
- Prewire for flatscreen television
- Security systems
- Home theatre and sound systems
- Garage epoxy coating
- Low voltage options
- Additional cabinets for storage
- Keyless garage entry
- Mirrored wardrobe doors
- Lighted mirrors at bathrooms

### CONNECTED TECH

- Ubiquiti network device(s) for maximum WiFi coverage
- Additional Leviton connected light switches
- Smart appliances (washer, dryer, range, dishwasher and microwave)

- Motorized window shades with smartphone and/or voice control capability
- Schlage sense smart deadbolt at front door or garage to home
- Nest thermostat
- Nest doorbell
- Security cameras
- Brilliant Smart Home System
- Smart kitchen faucet

### ENERGY & RESOURCE SAVING

- Electric vehicle charger
- Additional surface mount ceiling lighting
- Dual-flush toilets
- Water heater treater

### HEALTHY HOME OPTIONS

- Reverse Osmosis water purification system
- Pure Air - air purification system

### COMMUNITY

- Nestled in La Mirada and bordered by LA and Orange County
- Easy access to major LA and Orange County freeways, Anaheim Garden Walk, Angel Stadium, Downtown Fullerton, Old Towne Orange, Disneyland, The Honda Center, and more
- A great commuting location within close proximity to the 5, 605, 91, and 57 freeways
- Close to the Metrolink Station that provides service east to Riverside-Downtown, north to LA Union Station and LAX, and south toward Oceanside
- Local schools include Foster Road Elementary School, Hutchinson Middle School and La Mirada High School
- Low tax rate and no Mello Roos

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Laurel Walk by The Olson Company

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