



FEATURES

VISION

- Designed by award-winning local architects, JZMK Partners
- Contemporary architectural styled exteriors
- 2-car direct access garage
- Sectional roll-up garage door opener and two remote transmitters
- Minimum 9' ceilings on main level
- Private decks and courtyards (per plan)

INTERIOR

- 8' front entry doors
- Schlage Century contemporary handleset, chrome finish
- Designer selected color vinyl dual glazed Low E windows with white interior frames
- One panel interior doors with Schlage chrome lever hardware
- Textured Vinyl Plank flooring at entry, baths, powder rooms, kitchen and laundry
- Plush carpet at main living areas, stairs, bedrooms and hallways
- Pre-wired for future ceiling fan at living room, master bedroom and secondary bedrooms
- Designer selected modern front entry and building lights
- Decora style white switches
- Spacious walk-in closet in master bedroom (per plan)
- Velux Skylights (locations vary per plan)

KITCHEN

- White or Grey quartz countertops with square edge and 6-inch quartz backsplash, full height behind gas range
- Quartz slab kitchen island (per plan)
- Bosch stainless steel appliances including gas 30" range/oven, over-the-range microwave, and dishwasher
- White cabinets with Shaker frameless doors with concealed soft closing hinges, adjustable shelves and chrome cabinet pulls
- Moen 1800 Series stainless steel kitchen sink with garbage disposal
- Moen Align chrome kitchen faucet with spray nozzle
- Spacious storage pantry
- Under cabinet task lighting in kitchen

BATHS

- White cabinets with Shaker frameless doors with concealed soft closing hinges, adjustable shelves and chrome cabinet pulls
- Handset tile pan and shower walls at master and bath 3
- Semi-frameless glass shower door enclosure at master baths
- Fiberglass tub/shower combination in secondary and ADA baths
- Contemporary bath vanity lighting with chrome finish
- White or Grey quartz countertop with 4-inch quartz backsplash at master and secondary baths
- Rectangular porcelain undermount sinks
- Moen Align chrome faucets in master and secondary bath

GREEN + TECH

- High efficiency tankless water heater
- Energy-saving insulation in exterior walls and ceilings
- Energy efficient recessed lighting in dining room, hall, kitchen and baths
- Advanced wiring with RG6 and CAT5 cables for high speed connections with the ability for home networking
- Gas forced heating and air conditioning
- Nest Thermostat
- Conduit for electric vehicle in garage
- Flat panel television connect in great room and master bedroom
- Electronic smoke detectors and carbon monoxide monitors
- Water efficient landscaping

COMMUNITY

- Private community pool
- Community park with tot lot
- Community dining terrace courtyard, entertainment courtyard and barbeques
- Nearby shopping, restaurants, services and activities

UPGRADE POSSIBILITIES

- Designer selected upgraded flooring
- Enhanced countertops and shower surrounds
- Two-tone interior paint
- Electrical packages
- Window coverings
- Appliance packages
- Closet organizers
- Mirrored wardrobe doors
- Keypad garage entry
- Keyless entry door touchpad

Live Urban. Live Irvine.

2286 Synergy Drive, Irvine, CA 92614 ■ 949.402.3302 ■ info@C2Eirvine.com ■ C2Eirvine.com

In our continuing effort to improve the design and function of the home through the development process, Irvine Gateway Development, LLC reserves the right to modify locations, homes, plans, phasing, improvements, materials, finishes, colors, landscaping and amenities without prior notice or obligation. All square footage(s) are approximate. Prices and availability are subject to change without notice. Ownership at C2E features automatic membership in the community homeowner(s) association with monthly dues which provide for private streets, community pool and common area landscaping maintenance. Irvine Gateway Development, LLC is a member of the Intracorp family of companies. Sales brokerage services provided by Strategic Sales and Marketing Group, Inc. BRE# 01862116.

