

The Matador Series

Included Features

While the KUH CityHomes are stunning, their beauty is more than “skin-deep.” Built with quality forward-leaning features and products throughout, CityHomes are designed to be durable and energy efficient, as well as beautiful and delightfully livable. Our homes meet applicable Energy Star stringent requirements and will achieve a HERS score of 50. And while homeowners will find our included features “a step above,” we also offer an outstanding slate of options and upgrades to allow you to personalize your home in a variety of ways. The features and products listed below are included in base purchase prices.

The Impressive Exterior - Fresh Modern Design

- Custom-designed contemporary architecture by notable **Neo Studio**
- Brick, Stucco and Siding used on the exterior for a durable modern look
- Steel, wire-mesh design railings at all exterior decks
- Multiple decks for true outdoor living – including a Private Rooftop Deck; all decking material is composite and decks are sized per plan.
- **ThermaTru** wood-look front door with center glass accent – Linea fiberglass, lifetime warranty and Energy Star qualified
- Contemporary accents in architecturally detailed areas
- Building-site tested, inspected and designed for specific foundation engineering
- Perimeter drain designed for each building
- Architecture-grade EPDM roof for lasting durability, in specified areas, per plan
- 4" downspouts with integrated gutter system
- Attached two-car garage with insulated steel sectional door, garage-door opener and keypad
- Structurally engineered **I-Joist Floor System**

Energy Efficient Features

- **Anderson** Low-E dual pane windows and patio doors
- Insulation package includes a combination of batt and energy conserving spray-in, cellulose insulation at exterior walls, to satisfy stringent Energy Star 3.0 requirements and a HERS score of 50.
- Gas Forced-Air Furnace with a 97% efficiency rating
- 50 gallon water heater, Heat Pump with a 3.24 Energy Factor by **AO Smith**
- **KitchenAid** Stainless Steel gas range, microwave and Energy Star rated dishwasher
- **Honeywell** touch-screen programmable thermostat for customization of your heating and cooling needs
- Expanded-foam insulating seal on all exterior doors, windows and mechanical penetrations to control air infiltration
- PEX environmentally friendly water piping for long-term reliability
- Hard-wired smoke and carbon monoxide detectors for safety
- 2.0 KiloWatt Photo Voltaic Solar Panels to increase efficiency and lower utility costs
- 18 SEER central air conditioning (sized per plan)

The Distinctive Interior

- CityHomes signature slatted, stained wood accent wall at living area stairs
- 3 ¼" Mirage prefinished wood flooring on main floor including entry, kitchen, living room, powder bath
- Medium orange-peel textured walls and ceilings with contemporary square-corner bead
- **Benjamin Moore** eggshell finish paint at walls and ceiling; 4 neutral decorator-selected colors available
- Sleek, hollow-core single panel interior doors and trim painted in an eggshell finish
- 32" sleek and modern **Heat & Glo** Cosmo gas Fireplace, with smooth finish 12" x 24" tile surround - brings warmth, focal point to the Living Room
- Stain-resistant carpet with 1/2" 8-lb. rebond pad at bedrooms and select areas
- Satin nickel lever door hardware by **Schlage**
- Statement making contemporary-style 6" baseboard and 4" door casing

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The Kitchen

- Modern flat panel cabinetry by **Tharp Cabinet** for a contemporary look with knob and bar hardware
- 42" upper cabinets for ample storage
- Countertops: **Silestone** Quartz 3-centimeter solid-surface countertops with a variety of color options
- Backsplash: **Stile** 2" glass subway tile, ICE color
- Sink: Stainless steel, double bowl, 18-gauge under-mount kitchen sink
- Faucet: **Delta** brushed stainless Trinsic pull-down designer faucet
- **InSinkErator** Badger 1/3 H.P. garbage disposal
- Appliances: **KitchenAid** Stainless Steel dual-fuel slide-in range with baking drawer, combined OTR convection microwave, Energy Star dishwasher
- Recessed lighting in the kitchen provides direct lighting and a designer look

The Master Suite

- **Silestone** Quartz 3-centimeter solid-surface countertops at all baths
- Euro style 3/8" frameless shower enclosure
- Modern flat panel cabinetry by **Tharp Cabinet** for a contemporary look with knob and bar hardware
- 12" x 24" tile shower surround
- **Kohler** Caxton 19" x 15" undermount white china sink
- **Delta** Brushed Stainless Compel faucets
- 12" x 24" tile flooring
- Mud Pan shower floor in Dal Keystone 2" x 2" Architectural Grey tile
- Four-piece master bathroom ensemble with double vanity; Five-piece master bath available in select Main Floor Master Floorplan locations
- Walk-in master bedroom closet, per plan

Electrical And Lighting

- Recess cans provided with white baffle and white trim, per location on plan
- Ceiling fan pre-wires at Living Room
- Brushed chrome contemporary design fixtures at entry, dining room, baths
- Decora white switches
- Ceiling lights at all bedrooms

Communication and Technology

- Category Five (CAT 5) outlets to: Master Bedroom and Kitchen
- One Coax Cable (RG6) to: TV area and Bedrooms
- Central termination and knock-down box in mechanical area for system customization

Peace of Mind...and More

- Pre-wired for security system at all windows and doors on main living level and rooftop deck
- One year builder-provided 'bumper to bumper' Warranty; plus 10-year structural warranty
- Professionally landscaped grounds with irrigation, maintained by the HOA

In keeping with our policy of continuous improvements, we reserve the right to modify the plans, exterior designs, or specifications and may substitute materials and brands of similar quality at any time without prior notice. Included features are subject to availability and may change without prior notice. Effective: 7.7.2016

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CityHomes at
BOULEVARD ONE
by Koelbel Urban Homes

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