5390' Included Features in Your New Home

While Koelbel Urban Homes are stunning, their beauty is more than "skin-deep." Built with quality, forward-leaning features and products throughout, the KUH residences at 5390' are designed to be durable and energy efficient, as well as beautiful and delightfully livable. 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.

Clubhouse Series Golf Villas

The Impressive Exterior

- Architecture by notable KGA Studio, designed to complement the existing neighborhood while introducing a fresh and timeless look
- Brick or stone used on the exterior for a rich appearance and durability
- Steel, wire-mesh or black powder coated steel railings at all exterior decks, per plan and elevation
- Composite decking material, per plan
- ThermaTru wood-look front door, design per elevation
- Home site tested, inspected and designed for specific foundation engineering
- Perimeter drain designed for each home
- 30-year Warranty Composite roof for lasting durability, in variety of colors, per palette; metal accent per plan/elevation
- 4" downspouts with integrated gutter system
- Attached two-car garages with garage-door opener
- Structurally engineered I-Joist Floor System and Floor Trusses, areas as noted by structural engineer
- Outdoor fireplace at loft level deck

Energy Efficient Features

- Energy Star compliant insulation package includes a combination of batt and blown fiberglass at attics/vaults; blown fiberglass at walls
- insulation at exterior walls, to satisfy stringent Energy Star 3.0 requirements
- High efficiency gas forced-air furnace
- 50-gallon electric hybrid water heater utilizing advanced heat-pump technology for high energy efficiency and low operational cost savings
- 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
- 13 SEER central air conditioning (sized per plan)

The Distinctive Interior

- 3 ¼" Mirage Foxwood prefinished wood flooring on main floor including entry, kitchen, dining, great room, powder bath
- Pool trowel textured walls and ceilings with square-corner bead
- Sherwin Williams flat paint; eggshell paint at kitchen and baths
- Solid-core panel doors and trim painted in a semi-gloss finish
- 32" sleek and modern Cosmo gas Fireplace, with smooth finish 12x24 tile surround - brings warmth, focal point to the Great Room
- Stain-resistant carpet with 1/2" 8-lb. rebond pad at bedrooms and select areas
- Ceramic tile floors at Garage Entry and all Baths

The Kitchen

- 42" Cabinets: Mission-style Alder cabinetry with multiple wood species, stain and paint colors, and door styles available as upgrades
- Countertops: Quartz 3-centimeter solid-surface countertops with a variety of color options
- Backsplash: Stile 2" glass subway tile, ICE color
- Stainless steel double or single bowl, 18-gauge under-mount sink

continued on back

- Faucet: Delta brushed stainless pull-down designer faucet
- 1/3 H.P. garbage disposal
- Appliances: KitchenAid Stainless Steel gas cook top with vented hood, combined convection microwave and oven, dishwasher
- Recessed lighting in the kitchen provides direct lighting and a designer look

The Master Suite

- Quartz 3-centimeter solid-surface countertops at all baths
- Arizona Metalwood 12x24 tile shower surround
- Kohler 19x15 under counter white sink
- Delta Brushed Stainless faucets
- Arizona Metalwood 12x24 Porcelain Aqua Matte tile flooring
- Mud Pan shower floor in Dal Keystone 2x2 Architectural Grey tile
- Four-piece master bathroom ensemble with double vanity
- Walk-in master bedroom closet

Electrical and Lighting

- Recess cans provided with white baffle and white trim, per location on plan
- Ceiling fan pre-wires at Great Room; overhead lights included at secondary bedrooms
- Brushed nickel fixtures at entry, dining room, baths

Communication and Technology

- Category Five (CAT 5) outlets to: Bedroom, Media and Kitchen
- One Coax Cable (RG6) to: TV area and Bedrooms
- Central termination and knock-down box in utility area

Peace of Mind...and More

- Pre-wired security system at all windows and doors on main living level
- One year builder-provided 'bumper to bumper' warranty. Structural warranty provided by builder for timeframe in accordance with Colorado state law (currently 6 years – subject to change).

In keeping with our policy of continuous improvements, Koelbel Urban Homes reserve the right to modify the plans, exterior designs, and/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 Date: May 2018

5390'