

TOLAR GARDENS PHASE 1 - INTERIOR

STANDARD SPEC SHEET

Must go under contract before slab is poured to ensure selection of design board.



PLUMBING FIXTURES

- Delta plumbing fixtures per design board
- Freestanding master bath tub where applicable per plan



FASHION LIGHTING - Chosen by interior designer based on design board selection

FOAM ENCAPSULATED HOME - Great for energy efficiency!



HVAC SYSTEM DESIGNED PER PLAN - 15 Seer 2 Trane or equivalent brand



INTERIOR TRIM PACKAGE

- Stain-grade beams and bead board ceilings, per plan
- Shiplap on fireplace (floor to mantle), where applicable per plans
- Master Closet - modified California design
- 8' doors in common areas
- Stained box mantle, where applicable per plan



TILE AND FLOORING

- Wood look plank tile flooring in common and wet areas - selected with design board
- Carpet in bedrooms and closets - selected with design board
- Tiled walk in master shower with corner shelves - selected with design board
- Tiled tub surround in secondary bathroom(s) with corner shelves - selected with design board
- Tiled backsplash in kitchen - selected with design board



CABINETS - Custom designed and built per plan shaker style cabinets painted/stained to match trim color chosen on design board



DESIGNER - Selected matte black door and bath hardware throughout

MODERN ELECTRIC FIREPLACE - Where applicable per plan

COUNTERTOPS - Quartz selected with design board



INTERIOR PAINT - One wall color plus one trim color - selected with design board

APPLIANCES - Stainless steel slide in electric range and dishwasher



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**TOLAR
GARDENS**

MODIFICATIONS & UPGRADES AVAILABLE!

TOLAR GARDENS PHASE 1 - EXTERIOR

STANDARD SPEC SHEET

Buyer gets to select exterior and interior from our design boards. Must go under contract by when framing begins in order to choose design board



EXTERIOR SIDING & TRIM

- Fiber cement board (style per plan)
- Brick/Stone where applicable per plan



FRONT DOOR - Craftsman style single 8' x 3' door



BACK DOOR - 8' tall glass sliding doors per plan



EXTERIOR LIGHTS - One front porch sconce light, two flood lights, can lights



ROOF - 30 year asphalt composition shingle roof



WINDOWS - White vinyl double pane low E



SLAB - standard slab on grade with rebar reinforcement of 3,000 psi concrete with structural beams



LANDSCAPING

- Sprinkle & Sod entire yards
- Small front flowerbed
- Concrete driveway
- Exterior Paint - select from one of our design boards for home exterior
- Gutters
- Standard 18ft wide by 8ft tall garage doors - able to handle large vehicles
- Fencing - six foot wood privacy fenced backyard with one walk through gate with front-facing wrought iron fencing



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