



FEATURES

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YOUR NEW COMMUNITY

- Club Talavera boasts over 40,000 sq. ft. of Social and Fitness Areas
- Full-time Lifestyle and Activities Director and a wide array of social and wellness programs
- SmartFIT Training Center with EGYM and resistance pool
- 27-Court Pickleball Complex and lighted Tennis Courts
- Dog Park, Tot Lot and Basketball
- Direct access to PGA Golf Course (membership required)
- Indoor and Outdoor Pools
- Community sidewalks

PERSONALIZE YOUR DREAM HOME

- Select from a variety of designer colors and styles in the on-site **KOLTER Design Gallery**

KITCHEN

- 42" recessed-panel or flush wood cabinetry with choice of finishes
- 3 cm Granite countertops and backsplash with choice of colors
- Pantry with vinyl-coated, ventilated shelves
- Surface mount lights in Kitchen
- **Moen®** undermount stainless steel sink
- **Moen®** designer single-lever chrome faucet with pull-out sprayer
- **GE Energy Star®** 25 CF side-by-side refrigerator with ice and water dispenser in door with stainless steel finish
- **GE** 30" freestanding range with smooth top and self-cleaning oven, with stainless steel finish
- **GE** microwave with stainless steel finish
- **GE Energy Star®** automatic multi-cycle dishwasher with stainless steel finish
- Garbage disposal
- Designer LED Flush Mount lighting package per plan

BATHROOMS

- **Moen®** low-volume water-saving faucets with 8" spread in Master and 4" spread in Secondary Bath
- Ceramic tile flooring with choice of finishes
- Recessed Panel wood cabinetry with choice of finishes
- Raised-height bath vanity counters
- Dual sinks in Master Bathroom
- Shower with chrome framed glass enclosure
- Full-width vanity mirrors
- 3 cm Granite countertops and backsplash with choice of colors
- Elongated commodes in all bathrooms

INTERIOR

- 18" ceramic tile flooring with choice of styles and colors in main living areas per plan
- 8'-tall interior doors with **Schlage®** Accent lever door handles
- Wall-to-wall carpet in non-tiled areas with choice of designer colors
- Orange Peel finish on all walls
- Carrara marble window sills
- Knockdown drywall finish on ceilings
- Abundant closet space with vinyl-coated, ventilated shelving
- **GE Energy Star®** washer and dryer
- Decora light switches and outlets
- 5-1/4" baseboards standard throughout
- 3-1/4" casing standard throughout
- Grand Foyer Entrances
- 11'4" ceilings in main living areas for Single-Family Homes, per plan
- 9'4" ceilings in main living areas for Villas, per plan
- 10' ceilings in all other areas, per plan
- Upgraded designer lighting fixtures

EXTERIOR

- Low-E impact-resistant windows and sliding glass doors provide energy efficiency and noise reduction
- Eagle concrete roof tiles, per Elevation
- 8'-tall **Therma-Tru®** impact-resistant entry door with deadbolt lock
- Concrete block construction
- Architectural accent moldings, bands and columns, per plan
- Traditional brick pavers on entry walkway, driveway, and covered patio
- Professionally landscaped and fully-sodded Homesite
- Automatic sprinkler system on entire Homesite maintained by HOA
- **Schlage®** handle set with Satin Nickel finish and manufacturer's limited lifetime warranty
- Garage door with automatic opener and two remote openers for easy access
- **Progress®** coach lights at garage
- Exterior hose connections, per plan
- Two outside weatherproof duplex outlets
- City water and sewer system

BEHIND THE WALLS

- **Taexx®** built-in pest control system (in-wall tube system)
- 2-10 Home Buyer's Warranty, transferable
- **Sentricon®**-Termite Colony Elimination System and servicing for one year
- Vapor barrier underneath home slab for moisture prevention
- Steel-reinforced monolithic concrete foundation
- Security system monitoring included in HOA
- Security system is equipped with one keypad, interior siren, and alarm contacts on all operable windows and doors, except exterior garage door
- CAT-5 and internet services all included in HOA
- Structured wiring network for phone, video and computer includes certified CAT-5 data lines and RG-6 quad shield coaxial cable
- Pre-wired for ceiling fans

ENERGY-SAVING FEATURES

- Low-E impact-resistant windows and sliding glass doors provide energy efficiency and noise reduction
- High-efficiency 14.3 SEER2 **Carrier®** central air conditioning and heating with environmentally sustainable refrigerant and digital programmable thermostat
- **GE Energy Star®** appliances
- Energy-efficient Electric 50-gallon water heater
- R-38 attic insulation system