

westside

WALK

FEATURES

STANDARD

EXTERIOR

- Designed by award-winning architects, KTG Architecture + Planning
- Spanish, architectural-styled exteriors
- Large private decks (vary per plan)
- One- and two-panel front entry door with aged bronze hardware (vary per plan)
- Sonoma style garage door with two remote transmitters
- 2-car direct access garage with additional two carport (per plan)

INTERIOR

- 13-inch x 13-inch ceramic tile at all entries and kitchen
- Plush carpet in main living areas, stairs, bedrooms and hallways
- Contemporary flat panel interior doors with lever hardware
- Spacious master bedroom with walk-in closet
- Pre-wired for cable television in all bedrooms
- Pre-wired for CAT5e voice in master bedroom
- Pre-wired for universal network in living room

KITCHEN

- Solid surface black and white granite countertop with 6-inch backsplash
- Contemporary white Thermofoil cabinets with concealed hinges, adjustable shelves and satin nickel cabinet pulls
- Stainless steel single bowl undermount sink with Insinkerator garbage disposal
- Contemporary chrome pullout faucet
- GE stainless steel and black 30-inch freestanding gas range, microwave/hood combo and 3-cycle dishwasher
- Pre-plumbed for ice/water at refrigerator space

BATHROOMS

- Cultured marble countertop in master and secondary bath with white undermount sink
- Contemporary white Thermofoil cabinets with concealed hinges and adjustable shelves
- 6-inch x 6-inch tile shower surround hot mopped with 2x2 tile pan and recessed soap niche at master bath
- Chrome one-handle faucet in master and secondary bath
- Compartmentalized toilet area in master bath

OLSON CONNECTED HOME

With Olson, better living starts with modern features designed for better connectivity, energy efficiency, and wellness all designed to save you time, minimize your energy footprint and keep you healthy

CONNECTED TECH

Simplify your life with connected features with voice command capability

- Nest Thermostat E
- Nest Hello video doorbell
- Pre-wired for network devices to maximize Wifi coverage
- Connected Lutron light switches with voice control capability at living room and master bedroom

ENERGY + RESOURCE SAVING

Save money and minimize your energy footprint with features that make your home efficient

- 2.56 Kilowatt solar energy system* that reduces your energy bill and helps protect the environment

- 80% AFUE (Annualized Fuel Utilization Efficiency) ultra low nox furnace saving you every month
- 14.5 Seasonal Energy Efficiency Ratio (SEER) heating, ventilation and air conditioning system
- Nest E Wifi controlled thermostat that allows your home temperature to adjust, lowering energy usage and increasing comfort
- Energy-efficient tankless water heater
- R-30 attic insulation and R-13 to R-19 insulation in the exterior walls to help keep your home cooler in the summer and warmer in the winter
- R-6 sealed insulated ducts to reduce air leaks and increase efficiency
- Home Energy Rating System (HERS) sealed ductwork for maximum energy performance
- Auto shut-off motion sensors for lighting in select locations
- Dual glazed white vinyl windows with low-e glass
- Water efficient faucets
- High efficiency toilets

HEALTHY HOME

Live well and rest easy with healthy home feature that give you peace of mind

- Low VOC interior paint
- MERV air filtration system to ensure superior indoor air quality
- Automatic fire sprinklers with monitoring system
- Smoke and carbon monoxide monitors

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UPGRADE POSSIBILITIES

HOME PERSONALIZATION

- Designer-selected flooring
- Enhanced countertops, backsplashes and shower surrounds
- Two-tone interior paint
- Additional electrical outlets
- Window coverings, including automated operation
- Upgraded appliance packages
- Additional appliances (refrigerator, washer, dryer)
- Upgraded kitchen and bath fixtures
- Under cabinet 600 CFM hood in lieu of microwave
- Cabinet door styles and finishes
- Under cabinet kitchen task lighting
- Ceiling fan prewire and/or ceiling fans
- Prewire for flatscreen television
- Security systems
- Home theatre and sound systems
- Garage epoxy coating
- Low voltage options
- Additional cabinets for storage
- Keyless garage entry
- Mirrored wardrobe doors

CONNECTED TECH

- Ubiquiti network device(s) for maximum Wifi coverage
- Additional Lutron connected light switches
- GE Smart appliances (washer, dryer, range, dishwasher and microwave)
- Motorized window shades with smartphone and/or voice control capability
- Schlage sense smart deadbolt at front door or garage to home
- Third generation stainless Nest Learning Thermostat
- Wifi garage door opener
- Security cameras
- Smart Home automation package

ENERGY + RESOURCE SAVING

- Electric vehicle charger
- Additional recessed can LED lighting
- Dual-flush toilets
- Recirculation pump for tankless water heater

COMMUNITY

- Less than 3 miles from Newport Beach's famed coastline, Westside Walk is located in Costa Mesa's bustling Westside neighborhood
- Close to the shops, restaurants and entertainment hot spots of Triangle Square, the community is minutes from vibrant 17th Street and Newport Peninsula
- Centrally located in Orange County, destinations such as Balboa Island, Laguna Beach, Disneyland, Fashion Island and South Coast Plaza are minutes away
- Close proximity to the 55 Freeway, 405 Freeway, 73 Freeway, 5 Freeway; a great commuting location for Orange County, Los Angeles, Long Beach and Anaheim employment centers
- Local schools include College Park Elementary, Costa Mesa Middle School and Costa Mesa High School
- Low tax rate and no Mello Roos

Westside Walk by The Olson Company

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