



William Lyon Homes®
Experience the pride.™

51 EAST

Included Features

INTERIOR FEATURES

- Textured 6 panel doors
- Kwikset® Satin Nickel door hardware throughout
- LED recessed can lighting
- White toggle light switches
- Ceiling fans included at Great Room, Master Bedroom and Loft*
- 18" x 18" tile in all bathrooms and laundry room**
- Mohawk® Hartley Hickory Mocha hardwood flooring in great room, dining, kitchen and entry**
- Mohawk® Top Card carpet with 3/8" pad
- 9' first floor ceilings and 8' second floor ceilings
- Chrome plumbing fixtures
- 3½" baseboards throughout
- Shelving above washer/dryer in utility
- PPG® multipro flat-Whiskers 1025-3 paint
- PPG® Decorator White trim and doors
- Low VOC paint
- Smoke/Carbon Monoxide detectors with battery backup

DESIGNER KITCHENS

- 42" Shaker-style upper cabinets with 2" crown molding
- Stainless Steel Amana® Appliance Package by Whirlpool®
- ENERGY STAR® rated dishwasher with triple filter wash system
- 30" four-burner free-standing range
- Over-the-range microwave
- Quartz countertops with decorative tile backplash
- Stainless Steel single-basin undermount sink
- 1/3 HP disposal
- Kitchen island with seating space

SIGNATURE MASTER SUITES

- 36" double vanity with 18" square undermount sinks
- Quartz countertop with 4" backsplash
- Water closet with elongated toilet
- Enlarged walk-in shower with 12" x 12" Ceramic wall tile
- Linen closet or shelving*

SECONDARY BATHROOMS

- 36" vanity with 18" square undermount sink
- Quartz countertop with 4" backsplash
- Tub/shower combination with 12" x 12" Ceramic wall tile
- Powder rooms with pedestal sink*

SMART HOME FEATURES

- On Q Panel for internet servicing in master closet
- Phone: Cat5e with RJ-11 connectors in Master Bedroom
- TV: RG6 shielded wire with F connector in Great Room, Master Bedroom and Loft

ENERGY EFFICIENT

- Carrier® 14 SEER HVAC system
- Honeywell™ Lyric Pro T6 programmable thermostat
- R-15 fiberglass batt insulation on exterior walls
- R-38 fiberglass blown attic insulation
- Domestic high strength drywall
- Radiant Barrier Roof Decking
- Rheem® Natural Gas Water Heater
- Low-E3 double glazed windows
- Half screen at all operable windows
- Square D electric service panel 200 amp.

EXTERIOR FEATURES

- Contemporary Hardie® Cemplank® lap siding exteriors
- Windsor® 714 carriage garage door
- 5" Aluminum gutters on front of home
- White vinyl window frames
- Covered back patio*
- Landscaping package with two trees and variety of shrubs
- Full yard sod and irrigation
- Kwikset® deadbolt on exterior doors
- Pre-wired for garage door opener
- 4" Zinc Numbers address marker
- 25 year 3-tab shingles
- 5' privacy fencing
- WARRANTY & CONSTRUCTION
- One-Year Workmanship/Materials
- Two-Year Delivery Portion of Systems
- 10-Year Major Structural Defects
- All homes third party engineered
- Third party inspections for quality assurance
- New home orientation to understand your home's features and care
- Post tension cabling in foundation
- Borate treatment of wood framing on foundation and in-wall Taexx system for termite and pest control

*Per Plan

**Flooring varies per color scheme



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