



William Lyon Homes[®]
Experience the pride.[™]

CARMEL

Included Features

INTERIOR FEATURES

- 9' first floor ceilings and 8' second floor ceilings
- Mohawk[®] Hartley Hickory Mocha hardwood flooring in great room, dining, kitchen and entry**
- Mohawk[®] Top Card carpet with 3/8" pad
- 18" x 18" tile in all bathrooms and laundry room**
- Textured 6 panel doors
- Kwikset[®] Satin Nickel door hardware throughout
- Energy efficient LED recessed can lighting
- Ceiling fans included at Great Room, Master Bedroom and Loft on separate switch*
- 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
- Quartz countertops with decorative tile backsplash
- 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
- Stainless Steel single-basin undermount sink
- 1/3 HP disposal
- Kitchen island with seating space

SIGNATURE MASTER SUITES

- Raised double vanity with 18" square undermount sinks
- Quartz countertop with 4" backsplash
- Enlarged walk-in shower or separate garden tub and 42" shower with 12" x 12" Ceramic wall tile*
- Water closet with elongated toilet
- Linen closet or shelving*

SECONDARY BATHROOMS

- Raised vanity with 18" square undermount sink
- Quartz countertop with 4" backsplash
- Tub/shower combination with 12" x 12" Ceramic 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 vinyl windows
- Half screen at all operable windows
- Square D electric service panel 200 amp.

EXTERIOR FEATURES

- Combinations of stone, brick and stucco exteriors
- Covered back patio
- Full yard sod and irrigation
- Landscaping package with two trees and variety of shrubs
- Windsor[®] 714 carriage garage door
- 5" Aluminum rain gutters on front of home
- Almond vinyl window frames
- Kwikset[®] deadbolt on exterior doors
- Pre-wired for garage door opener
- Cast Stone address block
- 25 year 3-tab shingles
- 6' privacy fencing
- Two exterior hose bibs

WARRANTY & CONSTRUCTION

- One-Year Workmanship/Materials Warranty
- Two-Year Mechanical Warranty of Systems
- 10-Year Structural Warranty
- Post tension cable engineered foundation
- Pest defense termite borate wood treatment
- Taexx built-in pest control system in exterior walls
- Professionally engineered framing system
- Third party inspections for quality assurance
- New home orientation

*Per Plan

**Flooring varies per color scheme



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