

William Lyon Homes understands that today's homebuyers want more from their home and their neighborhood, that is why we have created an extensive list of standard features and options to help you create an exceptional homeowner experience.

### Striking Exterior Highlights

- A vast array of home designs to match the neighborhood setting and your lifestyle
- Designer-selected Sherwin Williams® exterior paint colors
- Sprinkler with back-flow preventer
- Front yard landscaping
- Three rail wing fence with gate
- Stone or brick exterior accents (per plan)
- 30-Year warranty dimensional shingles
- Covered front porches
- 8' high overhead garage door

### Unique Interior Features

- Spacious open floor plan layouts
- Designer low sheen interior paint color choices
- Painted trim with matching six-panel doors
- Quality carpeting throughout major living areas
- Hardwood floor entry, kitchen and nook or eating island
- Elegant formal chrome lighting and doorknob hardware
- Environmentally preferred natural gas fireplace
- Square chrome towel bars
- Oval china sinks in all baths
- Tile floors in all baths
- Basement stairwell textured and painted
- Painted mdf closet shelving

### Gourmet Kitchens

- Appliances including stainless steel Energy Star® dishwasher, microwave and ceran top range
- Timberlake® 42" maple cabinetry
- Granite countertops
- Stainless steel kitchen sink by Sterling with chrome faucet from Kohler®
- Large kitchen prep islands

### Elegant Master Suites

- Walk-in closets with built-in shelving
- Gooseneck chrome lights
- Kohler® chrome bath faucets
- Soaking tub
- Ceramic tile surround at tub and shower (per plan)
- Full counter width vanity mirror
- Ceiling fan pre-wire
- Clear tall shower doors
- Comfort height cabinets

### Safety and Security

- Smoke and carbon monoxide detectors

- Sump pit with pump
- Perimeter drains around basement and window wells
- Schlage® handle set and deadbolt
- Weatherproof exterior outlet

### Thinking Green - Saving Green

- HERS rated
- 92% efficient gas forced-air furnace
- Honeywell Wi-Fi 9000 smart thermostat
- 50 gallon power vented hot water heater
- Low E insulated, double pane almond vinyl windows
- Water saving plumbing fixtures
- Insulated garage door
- 100% medium base CFL bulbs
- Faucets, toilets and showerheads are all rated to meet EPA WaterSense® water saving standards.
- LP SmartSide® Siding for improved durability
- PEX (acronym for crosslinked polyethylene) plumbing for lasting durability

### Signature Quality, Superior Craftsmanship

- William Lyon Homes' Exclusive 3-Year Warranty & Service Program
- 2x6 exterior framing
- Foundation engineered for tested soil conditions
- Two frost-proof hose bibs (per plan)
- Knock down textured walls and ceilings
- Exterior air infiltration system house wrap
- Upgraded air infiltration system w/ foam outlet covers
- Garage drywalled and fire taped
- Square drywall corners
- R-38 attic insulation

### TECHTouch

- TECHPorts include 4 ports in the master bedroom and family room
- Single phone outlet in the kitchen and master bedroom
- ON Q structured wiring distribution panel

### Plus select one of the following:

- 5.1 home theater prewire allowing you to enjoy all the benefits of a home theater (speakers and equipment not included)
- Complete security prewire covering all main level accessible operable doors and windows and prewire for 3 keypad locations
- Two rooms of audio prewire including prewire for 1 set of speakers, 1 volume control prewire, run back to a central location. Choose any two rooms, or even the deck. (Deck prewire counts as one room)
- Low voltage package which includes a two port tech outlet (1 CAT5E , 1RG 6) in each auxiliary bedroom, loft and study (per plan)

The Lakes at Centerra\_12/18/15



**William Lyon Homes**  
*Experience the pride.*

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