



Features

At Intracorp, we believe in “Building the Extraordinary.” This philosophy is our daily reminder to create homes that go beyond the expected. Look for the Intracorp Extraordinary logo ↩ highlighting special features you won’t easily find elsewhere.

VISION

- ↩ Designed by award-winning architects, KTG Architecture + Planning
- Contemporary, architectural styled exteriors
- Rooftop Sky Lounge pre-configured for water, sewer + gas connections. Includes wall-mounted light fixtures, outdoor media + electrical outlets and j-box for optional overhead trellis lighting
- 2-car direct access garage
- Sectional roll-up garage door opener and two remote transmitters
- 9’ ceilings on each level
- ↩ Large private decks and porches (per plan)

COMMUNITY

- ↩ Private gated community
- ↩ Central courtyard with resort style pool, spa, cabanas, outdoor fireplace with comfortable lounge seating areas, barbecues, dining terrace and tot lot
- ↩ Clubhouse with spacious kitchen, dining, media room, bathrooms and outdoor shower. Available for private parties with advanced reservation through the HOA
- ↩ North courtyard with open play lawn, linear firepit with lounge seating, barbecues, outdoor dining tables, shade structure and raised urban garden
- ↩ South courtyard with bocce ball, outdoor dining and seating areas, fireplace, recreation lawn, barbecue and outdoor table tennis / ping pong
- Santa Ana Unified School District; Assigned schools: James Monroe Elementary, McFadden Intermediate School, Century High School
- Nearby shopping, restaurants, services and activities including South Coast Plaza, The District, Diamond Jamboree, Park Place, The Lab, The Camp, John Wayne Airport and Irvine Metrolink Station

KITCHEN

- ↩ White or grey European quartz countertops with square edge and 6-inch quartz backsplash, full height at cooktop
- European quartz slab kitchen islands (per plan)
- General Electric stainless steel appliances, including 30” slide in front control gas range with 4-burners + integrated griddle, over-the-range microwave oven hood, 24” dishwasher with stainless interior and hidden controls (MDL)
- General Electric stainless steel appliances, including 30” slide in front control gas range with 4-burners + integrated griddle with convection cooking, over-the-range microwave oven hood, 24” dishwasher with stainless interior and hidden controls (MDLx)
- ↩ Modern slab white thermofoil matte finish cabinets, European style frameless doors, with concealed soft closing hinges and soft closing drawers, adjustable shelves and 6” polished chrome cabinet pulls (MDL)
- ↩ Shaker white thermofoil matte finish cabinets, European style frameless doors, with concealed soft closing hinges and soft closing drawers, adjustable shelves and 6” polished chrome cabinet pulls (MDLx)
- Under cabinet LED lighting in kitchen
- Oliveri Sonetto undermount single basin, stainless steel kitchen sink with InSinkErator garbage disposal
- Delta Trinsic single handle, polished chrome kitchen pull down faucet (MDL)
- Delta Trinsic single handle, polished chrome kitchen high arc pull down faucet (MDLx)
- Spacious storage pantry (per plan)
Two j-boxes for future pendant lights above kitchen island (per plan)

INTERIOR

- 8’ Therma-Tru front entry doors with clear glass inserts (per plan)
- Schlage Century, contemporary entry door handleset, polished chrome finish
- Designer-selected modern front entry building light fixture
- Designer-selected color vinyl dual glazed Low E windows with white interior frames
- One panel interior doors with Schlage Latitude polished chrome lever hardware
- Textured vinyl plank flooring at entry, baths, powder bathrooms, kitchen and laundry
- Plush carpet at main living areas, stairs, bedrooms and hallways
- Pre-wired for future ceiling fan at living room, dining room, master bedroom, den, and secondary bedrooms
- Decora style white light switches
- Spacious walk-in closet in master bedroom (per plan)

CONTINUED



Features

BATHS

- ◆ Modern slab white thermofoil matte finish cabinets with European style frameless doors, concealed soft closing hinges and soft closing drawers, adjustable shelves and 6" polished chrome cabinet pulls (MDL)
- ◆ Shaker white thermofoil matte finish cabinets with European style frameless doors, concealed soft closing hinges and soft closing drawers, adjustable shelves and 6" polished chrome cabinet pulls (MDLx)
- Handset 3" x 6" white tile at shower walls (horizontal and stacked straight) with acrylic shower pans at master baths and first floor showers only (MDL)
- Handset 3" x 6" white tile at shower walls (horizontal and stacked straight) with 2" x 2" complementary shower floor tile at master baths and first floor baths (MDLx)
- Framed glass shower door enclosure at master baths and first floor showers only
- Fiberglass tub/shower combination in secondary baths
- Contemporary pedestal sink at powder baths
- Modern bath vanity lighting
- ◆ White or grey European quartz countertop at master and secondary bath with rectangular porcelain undermount sink
- Delta single handle modern faucets in master and secondary bath with complementary tub and shower in polished chrome trim

GREEN + TECH

- Energy-efficient tankless water heater
- Energy-saving insulation in exterior walls and ceilings
- Energy-efficient LED recessed lighting in dining room, hall, kitchen and baths (per plan)
- Advanced wiring with RG6 and CAT6 cables for high-speed connections with the ability for home networking
- Power/USB combination outlet located at kitchen and bedrooms
- Gas forced heating and air conditioning
- Flat panel television raised outlet and media connect in living room and master bedroom
- Electronic smoke detectors and carbon monoxide monitors
- Water-efficient landscaping at common areas, maintained by HOA
- Honeywell digital programmable thermostat

UPGRADE POSSIBILITIES

- Designer-selected flooring
- Enhanced countertops, backsplashes and shower surrounds
- Two-tone interior paint
- Stair railing design and finish options
- Cabinet door styles and finishes
- Electrical packages
- Window coverings
- Upgraded appliance packages (e.g. refrigerator, washer, dryer)
- Closet organizers
- Keyless garage entry
- Keyless entry door touchpad
- Mirrored wardrobe doors
- Tub enclosures and frameless glass shower doors
- Low voltage option packages such as additional data outlets and USB charging ports
- Home automation option packages
- Security systems
- WiFi-enabled garage door opener
- Sky Lounge outdoor kitchenette with durable outdoor cabinets, under counter refrigerator, stainless steel sink and faucet and quartz countertop
- Sky Lounge decorative metal shade trellis

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