

First Impressions

- Mountainside luxury patio home community at Adero Canyon
- Award-winning floor plans showcasing fresh contemporary architecture
- Private gated community with smart access
- Professionally installed and maintained front yard landscaping (excluding enclosed private areas) for carefree living
- Access to numerous trail systems in the McDowell Mountains
- Close by championship golf course, dining, shopping and spa facilities
- Obscure glass contemporary garage doors
- 8' Wrought Iron Front entry door
- "Coach" lights at standard locations
- Faux stone and iron accents per elevation
- Paver drives, walkways, courtyards and patios
- Low garden walls and gate at entry (where shown)
- Stucco with integral paint
- 2 car garages with belt drive garage door opener

Energy Wise

- Energy efficient gas heating and hot water heater with re-circulatory line
- Energy efficient dual paned windows with "Low E" squared glass
- 14 SEER rating heating and cooling
- 2' X 6' exterior walls at livable areas only
- Cathedralized foam insulation at roof decks and R-19 insulation value at exterior walls
- 200 AMP electrical service
- Programmable digital thermostats

A Closer Look Inside

- Customized 16' OXXO sliding glass door at Great Room
- Ceramic tiled floors at entry, kitchen, living, dining, laundry and all baths (per plan)
- Stain resistant carpet in balance of home
- TALC countertops with integrated square sinks and shower surrounds in all baths
- Mansfield™ elongated toilets at baths
- Elegant pedestal lavs in powder rooms (where shown)
- Delta™ bathroom fixtures in polished chrome finish with single handle and matching Delta™ bath accessories
- Skip trowel drywall finish
- Solid Core Doors in choice of Jeld-Wen Tria (2 panel) or Jeld-Wen Madison (1 panel) interior doors with painted 3/4" trim
- Spacious laundry rooms with cabinets over washer/dryer
- Interior fire sprinkler system
- Pre-wired for television/phone at great room, bedrooms and phone in kitchen
- Pre-wired for audio in great room
- Pre-wired for ceiling fans in great room and master bedroom
- Pre-wired for security system
- Pre-wired for landscaping timer at Courtyard

A Gourmet's Delight

- Raised panel cabinets throughout
- Choice of 2cm granite slab kitchen countertops and edges
- Spacious food preparation island and pull up seating area (where shown)
- Walk in pantries (where shown)
- Single bowl stainless steel sink with Delta™ faucet in chrome
- Energy efficient disposal
- Pre-plumbed for R/O icemaker and water line
- Pre-plumbed for soft water
- Upgraded stainless steel appliance packages per home
 - *36" Subzero stainless steel built in refrigerator
 - * Wolf 36" gas cooktop
 - *36" Zephyr Hood
 - *30" Wolf Single Oven
 - * Wolf Microwave
 - *Asko Dishwasher with delay wash

Master of the House

- Luxurious chrome Delta™ bathroom fixtures at master bath
- Compartmental water closets, separate "his and her" sinks, dressing, vanity (where shown), freestanding soaking tub, TALC vanities and separate shower
- Walk-in closets

Customization Opportunities

- Optional 3 Car Garage
- Optional 20' 3 on 1 sliding glass door at Great Room
- Exposed beams and/or tongue and groove plank ceiling at Great Room
- Optional fireplace in Great Room
- Optional French doors at Master Bedroom
- Upgraded flooring and countertops
- Upgraded cabinet door styles
- Stain grade interior doors
- Upgraded Santa Fe drywall texture
- Upgraded appliance packages
- Customized closet systems
- Upgraded light fixtures
- Floor to ceiling paneling option at bedrooms and den

Special Notes

As a new homeowner in Adero Villas, you will automatically become a member of the Adero Canyon Community Association and Adero Canyon Parcel 8 Sub-Association. Details about fees and other costs of homeownership in Adero Canyon are available from your sales associate. See Adero Canyon Community Association and Adero Canyon Parcel 8 Sub-Association Assessment Outline.

Due to Camelot Homes' ongoing program of housing research, and due to the continual possibility of material shortages, there may be existing or future changes made in the floor plans, specifications, building products, materials, methods or designs used in our homes that are not reflected in this handout or our models. In addition, special wall and window treatments, upgraded flooring, additional landscaping, custom designed walks and patio treatments, and many other items featured in and around the model homes are decorator items and items not specifically listed as an included feature should be considered an option and not included in the base price. Please consult our sales associate if you have any questions about included features. Subject to change without notice.

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