



## FEATURES LIST

### EXTERIOR

- Designed by award-winning architects, KTGy Architecture + Planning
- Spanish, architectural-styled exteriors
- Large private decks (per plan)
- Four-panel Shaker front entry door with aged bronze hardware
- Ranch style steel sectional roll-up garage door with two remote transmitters
- 2-car direct access garage

### INTERIOR

- Plush carpet in main living areas, stairs, bedrooms and hallways
- Two-panel interior doors
- Pre-wired for cable television in all bedrooms
- Pre-wired for CAT5e voice in master bedroom and kitchen
- Pre-wired for universal network in living room
- Pre-wired for wireless access zone for hardwired WiFi

### KITCHEN

- Solid surface black and white granite countertop with 6-inch backsplash
- Contemporary white Thermofoil cabinets with hinges and adjustable shelves; satin nickel cabinet pulls
- White double compartment undermount sink with Insinkerator garbage disposal
- Contemporary chrome pullout faucet
- Pre-plumbed for ice/water at refrigerator space

### BATHROOMS

- Cultured marble countertop in master and secondary bath with white undermount sink

- Contemporary white Thermofoil cabinets with adjustable shelves
- Chrome centerset faucet in master and secondary bath
- Cultured marble dual vanity in master bath
- Compartmentalized toilet area in master bath
- 3-wall fiberglass shower and/or tub/shower combo with groutless subway tile

### GREEN DESIGN + TECH

- Auto shut-off motion sensors in all baths
- Energy-efficient tankless water heater
- Energy Star® dishwashers
- Air-conditioning with WiFi digital thermostat
- QuietCool® whole house fans
- 15 and 16 SEER gas forced air heating with MERV 8 filters (per plan)
- Dual glazed white vinyl windows with low-e glass
- High efficiency toilets
- Low VOC interior paint
- Water efficient faucets
- Automatic fire sprinklers
- Energy-saving insulation in exterior walls and ceilings
- Electronic smoke detectors and carbon monoxide monitors

### UPGRADE POSSIBILITIES

- Designer-selected flooring
- Enhanced countertops, backsplashes and shower surrounds
- Two-tone interior paint
- Electrical outlets

- Window coverings, including automated operation
- Upgraded appliance packages (refrigerator, washer, dryer)
- Upgraded kitchen and bath fixtures
- Under cabinet 600 CFM hood in lieu of microwave
- Cabinet door styles and finishes
- Under cabinet kitchen task lighting
- Security systems
- Home theatre and sound systems
- Garage epoxy coating
- Home automation option packages
- Low voltage option packages
- Frameless tub enclosures
- Ceiling fans
- Keyless garage entry
- Keyless door touchpad at garage to home
- Mirrored wardrobe doors

### COMMUNITY

- Located adjacent to the proposed BLVD MRKT, an innovative incubator restaurant/retail concept
- Close to the shops, restaurants, entertainment, services and activities in the revitalized Whittier Blvd. corridor
- Close proximity to the 5 Freeway, 60 Freeway, 605 Freeway and 710 Freeway; a great commuting location for Los Angeles, San Gabriel Valley and North Orange County employment centers
- Local schools include Fremont Elementary, La Merced Intermediate and Montebello High School
- Low tax rate and no Mello Roos

BLVD Walk by The Olson Company

114 N. 6th Street, Montebello, CA 90640 | 562 370 9500 | sheath@theolsonco.com | blvdwalk.com

Floorplans and renderings are artist's conception based on preliminary information. Some homesites may be pre-plotted for specific variations or options. Please consult your Home Advisor for details. In an effort to improve our homes, Olson Homes reserves the right to change features, prices or plans without notice. Windows, doors, porches, patios and decks vary per elevation and per homesite location. Floorplan measurements are approximate. Prices and availability are subject to change without notice. DRE #01877641. CSLB #939166 Olson Urban Housing, L.P.

