



## 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

- ✦ Award-winning design team including Bassenian Lagoni (Architects), Blackband Design (Interior Designers), and Urban Arena (Landscape Architects).
- Coastal Farmhouse architectural exteriors
- Spacious, open-concept interiors designed for coastal casual living
- 2-car direct access garage with guest parking throughout the community
- Large private decks (per plan)

### COMMUNITY

- Neighborhood pool, spa, restroom, outdoor fireplace, barbecues and seating areas for the exclusive use of Mariner Shores' residents and their guests
- Newport-Mesa Unified School District: Assigned schools include, Mariners Elementary, Ensign Intermediate School, Newport Harbor High School
- Nearby shopping, restaurants, services and activities, including Westcliff Plaza, Seventeenth Street, Fashion Island, John Wayne Airport, Hoag Hospital, Newport Beach peninsula, Newport Back Bay, and much more

### KITCHEN

- ✦ White frost or grey storm European quartz countertops with square edge and 6-inch quartz backsplash, full height at cooktop

### KITCHEN CONTINUED

- Kitchen Aid stainless steel appliances, including a 36" 5-burner gas cooktop, 36" convertible under-cabinet range hood, 30" built-in electric oven with convection cooking, 2.2 CU.FT. built-in microwave, and 24" dishwasher with stainless interior and integrated controls
- ✦ White thermofoil matte finish, Shaker style cabinets with European style frameless doors featuring concealed soft closing hinges and dovetailed drawers, adjustable shelves and polished chrome cabinet hardware
- Built-in trash and recycle bin
- Under-cabinet LED lighting in kitchen
- Oliveri Sonetto undermount single basin, stainless steel kitchen sink with InSinkErator garbage disposal
- Moen Align single handle, polished chrome high arc, pull down kitchen faucet
- Spacious storage pantry (per plan)
- Two j-boxes for future pendant lights above kitchen island (per plan)

### INTERIOR

- 8' ceilings on first level, 9' on second and third levels
- ✦ 4" LED recessed lighting throughout all kitchens, dining, great room, bedrooms, bathrooms and hallways (per plan)
- 7'-6" Custom-built smooth finish front entry doors with clear glass inserts (per plan)
- Designer-selected entry building light fixtures

### INTERIOR CONTINUED

- White vinyl dual glazed, Low E windows with white interior frames
- Single panel interior doors with Kwikset Halifax polished chrome lever hardware
- Textured vinyl plank flooring at entry, baths, powder rooms, kitchen and laundry
- Plush carpet at main living areas, stairs, bedrooms and hallways
- Pre-wired for future ceiling fan at great room (per plan), primary bedroom, and secondary bedrooms
- Decora white light switches
- Spacious walk-in closet at primary bedroom
- 3-1/2" Craftsman style baseboards with 2-1/4" complementary door casing
- ✦ Stair systems with custom designed, painted wood handrails, balusters, newel posts, and curb-wall with MDF cap

### HEALTHY LIVING

- Energy-efficient tankless water heater
- Energy-saving insulation in exterior walls and ceiling
- Energy-efficient LED lighting throughout
- Gas forced heating and air conditioning
- Electronic smoke detectors and carbon monoxide monitors
- Water-efficient landscaping at common areas, maintained by HOA
- Whole house fan located in attic



## BATH

- White thermofoil matte finish, Shaker style cabinets with European style frameless doors featuring concealed soft closing hinges and dovetailed drawers, adjustable shelves and polished chrome cabinet hardware
- Handset 3" x 6" white tile at shower walls (set staggered) with 2" x 2" complementary shower floor tile at primary bath and first floor bath
- Frameless 3/8" clear glass shower door enclosure at primary bath. Framed 1/4" clear glass door enclosure at bath 3 showers
- Porcelain tubs with 3" x 6" white tile shower wall surrounds (set staggered) at secondary bathrooms
- Designer-selected white porcelain pedestal sink at Powder Rooms
- Modern bath vanity lighting
- Frost white or Storm grey European quartz countertop with 4" backsplash and white, rectangular, porcelain undermount sinks at primary and secondary bathrooms
- Delta single handle, modern faucets with complementary tub and shower trim in polished chrome at primary and secondary bathrooms

## GET CONNECTED

- Power/USB combination outlet at kitchen, secondary bedrooms and primary bedroom
- Pathway and electrical box for future electric car charger located in garage
- Structured wiring data/media 30" panel at primary bedroom walk in closet

## GET CONNECTED CONTINUED

- 2" conduit from roof to media panel for future satellite service
- RG6 outlets for TV and Cat 6 outlets for data provided at bedrooms and great rooms. Primary bedroom and great room each include a high/low outlet for future flat panel connect with hidden connection from flat panel location to TV outlet, located 65" above floor.

## INTRAHOM SMART TECHNOLOGY

- ✦ Brilliant™ Smart light switches with built-in intercom and video camera with Alexa voice control (1 at v bedroom & 1 at kitchen)
- ✦ Whole house mesh network WiFi system with 2 ceiling hardwired wireless access points and router
- ✦ White glove service - a personal appointment with a Low Voltage technician to assist with low voltage connectivity and training. (Homeowner must first establish internet access with internet provider prior to appointment)
- ✦ Wayne Dalton smooth finished, sectional roll-up garage door with glass inserts, Genie Aladdin Connect with WiFi Smart Opener and two transmitters
- ✦ Keyless entry door lock - Kwikset Halo Touch Pad (WiFi connected Smart Lock) with San Clemente single cylinder handle set in bronze finish
- ✦ Honeywell Lyric Smart Home thermostat (Wi-Fi enabled)
- ✦ Ring™ Video Doorbell. Monitor your front door from the convenience of your smart phone

## UPGRADE OPPORTUNITIES

- ✦ Personalize your home at our Design Studio with the help of a professional designer and choose from hundreds of options, including:
  - Appliance packages, including upgraded Kitchen Aid and Jenn Air appliances, refrigerators, and Whirlpool washers and dryers
  - Cabinet door styles and finishes
  - Closet and pantry organizers from California Closets
  - Designer-selected flooring
  - Enhanced countertops, backsplashes and shower surround materials
  - Keyless garage entry
  - Low voltage options including additional Brilliant™ Smart light switches, USB charging stations, home automation packages, security systems and more
  - 5-inch baseboard throughout the home
  - Mirrored wardrobe doors
  - Stair railing design and finish options
  - Tub enclosures and frameless glass shower doors at secondary bathrooms
  - Two-tone interior paint
  - Window coverings

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