



## FEATURES

### EXTERIOR

- Spanish architectural style
- Private deck at Plan 1 loft
- Two-panel plank front entry door with aged bronze hardware
- All garage door openers include two remote transmitters and gate openers
- 2-car direct access garage (varies per plan)

### INTERIOR

- 13-inch x 13-inch ceramic tile at all entries
- Plush carpet in main living areas, stairs, bedrooms and hallways
- Vinyl at kitchen, baths and laundry
- Contemporary 2-panel interior doors with knob hardware
- Spacious primary bedroom with walk-in closet
- Pre-wired for cable television in all bedrooms
- Pre-wired for CAT6 voice in primary bedroom
- Pre-wired for universal network in living room

### KITCHENS

- Solid surface black and white granite countertop with 6-inch backsplash
- Contemporary white thermofoil cabinets with concealed hinges, adjustable shelves and satin nickel cabinet pulls
- White double bowl sink with Insinkerator garbage disposal
- Contemporary chrome pullout faucet
- Samsung stainless steel and black 30-inch freestanding gas range, microwave/hood combo and 4-cycle dishwasher
- Pre-plumbed for ice/water at refrigerator space

### BATHROOMS

- Cultured marble countertop in primary and secondary bath with white undermount sink
- Contemporary white thermofoil cabinets with concealed hinges, adjustable shelves and satin nickel cabinet pulls
- Fiberglass tub and or shower surround (per plan) for easy cleaning
- Chrome centerset faucet in primary and secondary bath
- Compartmentalized toilet area in primary bath

### OLSON CONNECTED HOME

*With Olson, better living starts with modern features designed for better connectivity, energy efficiency, and wellness all designed to save you time, minimize your energy footprint and keep you healthy.*

### CONNECTED TECH

*Simplify your life with connected features with voice command capability.*

- Honeywell T-6 Pro WiFi controlled thermostat
- Pre-wired for network devices to maximize WiFi coverage
- Smart WiFi enabled switch at primary bedroom and living room

### ENERGY & RESOURCE SAVING

*Save money and minimize your energy footprint with features that make your home efficient.*

- 3.6 Kilowatt Solar energy system that reduces your energy bill and helps protect the environment\*
- 80% AFUE (Annualized Fuel Utilization Efficiency) ultra low nox furnace saving you every month

- 16 Seasonal Energy Efficiency Ratio (SEER) cooling, ventilation and air conditioning system
- Environmentally friendly, low emissions, energy-efficient tankless water heater
- Energy Star® certified dishwasher
- R-6 sealed insulated ducts to reduce air leaks and increase efficiency
- Comprehensive sealing elements to help reduce drafts, moisture, dust and pollen with Home Energy Rating System (HERS) on every floorplan
- Surface mount LED lighting at select locations
- Dual glazed white vinyl windows with low-e glass with UV protection
- Water efficient faucets
- High efficiency toilets

### HEALTHY HOME

*Live well and rest easy with healthy home features that give you peace of mind.*

- Low VOC interior paint, cabinetry and flooring
- High performance ventilation system with MERV air filtration system to ensure superior indoor air quality
- Automatic fire sprinklers
- Smoke and carbon monoxide monitors
- Humidity sensing vent/fan at laundry and baths

*\* Seller has arranged with a third party solar company to install solar to serve the property. As a part of the buyer's purchase of the property, buyer will be required to enter into an agreement with the solar company to lease the system. See Home Advisor for details. Some connected features may require monthly subscriptions.*



## UPGRADE POSSIBILITIES + COMMUNITY INFO

### HOME DESIGN PERSONALIZATION

- Cabinet door styles and finishes
- Under cabinet kitchen task lighting
- Designer-selected flooring
- Enhanced countertops, backsplashes and shower surrounds
- Two-tone interior paint and accent paint in select locations
- Additional electrical outlets
- Window coverings, including automated operation
- Upgraded appliance packages
- Additional appliances (refrigerator, washer, dryer)
- Upgraded kitchen and bath fixtures
- Under cabinet 600 CFM hood in lieu of microwave
- Ceiling fan prewire and/or ceiling fans
- Prewire for flatscreen television
- Security systems
- Home theatre and sound systems
- Garage epoxy coating
- Low voltage options
- Additional cabinets for storage
- Keyless garage entry
- Mirrored wardrobe doors
- Lighted mirrors at bathrooms

### CONNECTED TECH

- Ubiquiti network device(s) for maximum Wifi coverage
- Additional smart, WiFi enabled switches
- Smart appliances (washer, dryer, range, dishwasher and microwave)
- Motorized window shades with

- smartphone and/or voice control capability
- Nest E Thermostat
- Third generation stainless Nest Learning Thermostat
- Security cameras
- Smart home automation package
- Smart kitchen faucet
- U by Moen smart shower

### ENERGY & RESOURCE SAVING

- Electric vehicle charger
- Additional ceiling mounted LED light fixtures
- Dual-flush toilets
- Recirculation pump for tankless water heater
- Water heater treater
- Flo by Moen leak detection device

### HEALTHY HOME OPTIONS

- Lennox PureAir air purification system
- Reverse osmosis water purification system

### COMMUNITY

- Blossom Walk, a new gated neighborhood featuring 29 single-family homes and hand-picked amenities. Centrally located in Compton and nestled along tree-lined streets, this new community offers a relaxing, residential atmosphere within reach of all that Downtown Los Angeles, South Bay, and Long Beach have to offer.

- Centrally located in Gardena, Azalea Walk puts you minutes from a thriving restaurant scene, world-class entertainment, top beaches for year-round surfing, and so much more.
- A great commuting location within close proximity to the 110, 105, 710, and 405 freeways
- Local schools include Ronald E. McNair Elementary, Enterprise Middle School and Centennial High School
- Gated community
- Outdoor entertainment area with BBQ, shaded dining area, open lawn area and tot lot.

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### Blossom Walk by The Olson Company

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