



CUSTOM RESIDENCE BY CLARUM HOMES

HOMESITE No.2

- Carmel Mission Style Single-Level Home
- Gated Community with Ocean and Golf Views
- Three Bedrooms + Den & 3 Bathrooms
- Three Car Garage
- Approx. 2,612 sq ft
- Expansive Grande Room with Fireplace
- Gourmet Kitchen with Island/Breakfast Bar and Pantry
- Open floor plan integrates Kitchen, Grande Room, and Outdoor Living Area
- Outdoor Living Area opens to Golf Course
- Private Master Suite
- Junior Master Suite/Guest Suite





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ARCHITECTURAL DETAILING

Stucco exterior with old world finish
Designer selected exterior color palette
Mission style clay roof tile
Bronze fiberglass low-E windows
Integrated pavers at walks and courtyard
Elegant eight foot fiberglass entry door with aged bronze hardware
Designer selected bronze light fixtures
Three car garage with insulated doors with window lights
Landscaping with web based real time irrigation controller

GRACIOUS INTERIOR APPOINTMENTS

Dramatic vaulted ceilings
Decorative ceiling beams
Old world finish drywall with designer selected paint color
Inviting fireplaces in Grande Room & Master Suite
Raised panel interior doors with dark bronze hardware
Designer selected lighting package
Hardwood flooring in Foyer, Grande Room, Kitchen & Halls
Designer selected carpeting in Den, Bedrooms & Closets
Abundant storage



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EPICUREAN KITCHEN

Rustic alder cabinetry
Designer selected slab granite counters
Stainless steel sink
Gourmet stainless steel faucet with sprayer
Island workstation/breakfast bar
Stainless steel appliance package:

- 48" professional dual fuel range
- 48" professional hood
- 30" convection microwave oven
- Energy Star dishwasher

Decorative pendant lighting over island
48" refrigerator space plumbed for ice maker
½ hp garbage disposal
Hardwood flooring
Spacious pantry

PRIVATE MASTER SUITE

Spacious master suite with private bath and walk-in closet
Elegant alder cabinetry with marble counters and Kohler sinks
Six foot soaking tub with marble tub deck
Separate shower with frameless clear glass enclosure
Dark bronze faucets and bath hardware
Designer selected framed mirrors
Decorative light fixtures
Private water closet with exhaust fan
Dual flush elongated porcelain toilet
Hand set tile shower surround & floor
Linen cabinet

SECONDARY BATHS

Elegant alder cabinetry with dark bronze hardware
Designer selected slab granite counters
Moen dark bronze faucets and bath hardware
Designer selected framed mirrors
Decorative light fixtures
Dual flush elongated porcelain toilet
Hand set tub/shower surrounds
Hand set ceramic tile floor

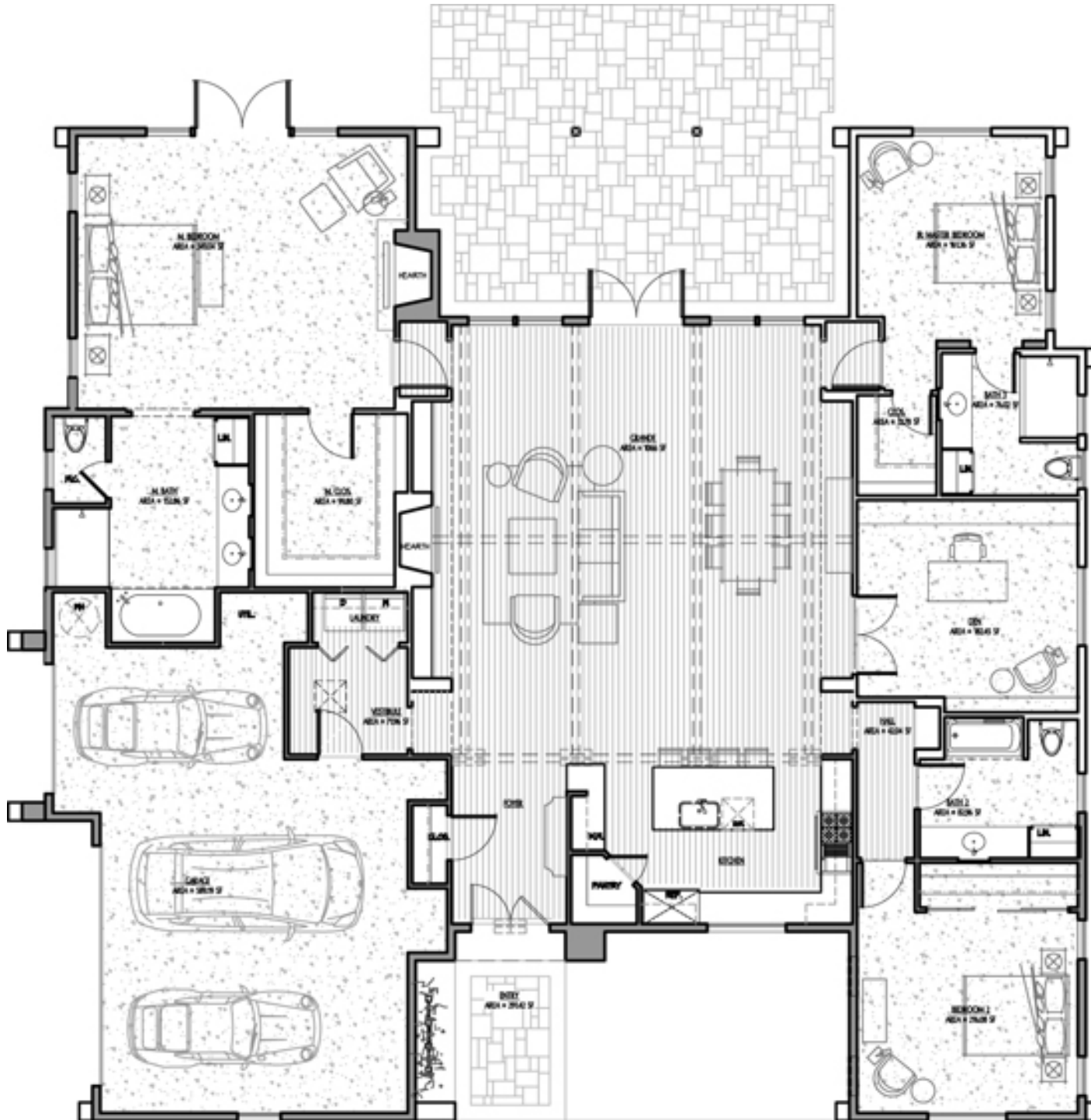
LAUNDRY ROOM

Elegant alder cabinetry with dark bronze hardware
Hand set ceramic tile floor
Gas and electric (110/220 volt) dryer hookups



THREE BEDROOMS + DEN & 3 BATHROOMS

Approx. 2,612 sq ft of living area



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ENERGY EFFICIENT FEATURES:

- 6" Structural insulated panel walls
- 8" Structural insulated panel roof
- Tankless water heater
- Domestic solar hot water system & storage tank
- High performance insulation
- Low-e windows
- High efficiency lighting
- Energy Star appliances
- Electric car plugs in garage

INDOOR AIR QUALITY FEATURES:

- Fresh air exchanger
- Ceiling fans in Master Suite and Grande Room
- Exhaust fans in garage
- Low VOC pain
- No added formaldehyde cabinets

WATER CONSERVATION FEATURES:

- Structuring plumbing with re-circulating pump
- Dual flush toilets
- Web based irrigation controller
- Drought tolerant/native landscaping
- Front loading laundry equipment (optional)

EARTH FRIENDLY BUILDING MATERIALS

- Engineered wood
- Recycled content drywall
- Pavers
- Recycling of construction waste

ADDED CONVENIENCE

- Pre-wired for wall mount TV at Grande Room & Master Suite
- Structured wiring for high speed networking including dual Cat5 and RG6 cable with universal outlets at Grande Room, Kitchen, Den & Bedrooms
- Pre-wired for alarm system
- Fire sprinklers & hard wired smoke detectors
- Exhaust fan in garage

PERSONALIZING OPPORTUNITIES

- 48" stainless steel refrigerator
- Ceiling fan outlets in Bedrooms 2, 3 and Den
- GE Energy Star front loading laundry equipment
- Alarm system
- Fully finished garage walls
- Tab enclosure



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