



FLORA WALK

South Bay

FEATURES

STANDARD

EXTERIOR

- Designed by award-winning architects, KTG Architecture + Planning
- Spanish, architectural-styled exteriors
- Large private decks (vary per plan)
- Two-panel square front entry door with aged bronze hardware
- All garage door openers include two transmitters
- 2-car direct access garage

INTERIOR

- 13-inch x 13-inch ceramic tile at all entries and kitchen
- Plush carpet in main living areas, stairs, bedrooms and hallways
- Contemporary white Thermofoil cabinets with concealed hinges, adjustable shelves and satin nickel cabinet pulls
- Spacious master bedroom with walk-in closet
- USB charger outlet
- Pre-wired for cable television in all bedrooms
- Pre-wired for CAT5e voice in master bedroom
- Pre-wired for universal network in living room

KITCHEN

- 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 compartment undermount sink with Insinkerator garbage disposal
- Contemporary chrome pullout faucet
- GE stainless steel and black 30-inch freestanding gas range
- GE 4-cycle dishwasher

- GE microwave/hood combo
- Pre-plumbed for ice/water at refrigerator alcove

BATHROOMS

- Cultured marble countertop in master and secondary bath with white undermount sink
- Contemporary white Thermofoil cabinets with concealed hinges, adjustable shelves and satin nickel cabinet pulls
- 6-inch x 6-inch tile shower surround hot mopped with 2" x 2" tile pan and recessed soap niche at master bath
- Chrome centerset faucet in master and secondary bath
- Compartmentalized toilet area in master 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 Wifi controlled thermostat
- Pre-wired for network devices to maximize Wifi coverage
- Connected Lutron light switches with voice control capability at living room and master bedroom
- My Q Wifi garage door opener with smart technology to control your garage door remotely and receive activity alerts

ENERGY + RESOURCE SAVING

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

- 80% & 95% AFUE (Annualized Fuel Utilization Efficiency) ultra low nox furnace saving you every month (varies per plan)
- 15 & 16 Seasonal Energy Efficiency Ratio (SEER) heating, ventilation and air conditioning (HVAC) system (varies per plan)
- Honeywell Wifi controlled thermostat that allows your home temperature to adjust, lowering energy usage and increasing comfort
- Energy-efficient tankless water heater
- R-22 attic insulation and R-13 to R-19 insulation in the exterior walls to help keep your home cooler in the summer and warmer in the winter
- R-6 sealed insulated ducts to reduce air leaks and increase efficiency
- Home Energy Rating System (HERS) sealed ductwork for maximum energy performance
- Energy Star® certified dishwasher
- Surface mount ceiling LED lighting at select locations
- Auto shut-off motion sensors for lighting in select locations
- Dual glazed white vinyl windows with low-e glass
- Water efficient faucets
- High efficiency toilets

HEALTHY HOME

Live well and rest easy with healthy home feature that give you peace of mind

- Low VOC interior paint
- MERV air filtration system to ensure superior indoor air quality
- Automatic fire sprinklers with monitoring system
- Smoke and carbon monoxide monitors



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UPGRADE POSSIBILITIES

HOME 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
- Glass panel stairwell

CONNECTED TECH

- Ubiquiti network device(s) for maximum Wifi coverage
- Additional Lutron connected light switches
- Smart appliances (washer, dryer, range, dishwasher and microwave)
- Motorized window shades with smartphone and/or voice control capability
- Schlage sense smart deadbolt at front door or garage to home
- Nest Thermostat
- Security cameras
- Smart Home automation package
- Smart kitchen faucet

ENERGY + RESOURCE SAVING

- Electric vehicle charger
- Additional surface mount ceiling lighting
- Dual-flush toilets
- Recirculation pump for tankless water heater
- Water heater treater

COMMUNITY

- Close to the shops, restaurants and entertainment hot spots, Flora Walk is an affordable, centrally located new home community in the South Bay
- Centrally located to all of LA, and near the beach, Flora Walk is only 15 miles to DTLA and close to major employment centers including Harbor UCLA Medical Center
- Close proximity to the 405 Freeway, 110 Freeway, 91 Freeway, 710 Freeway; a convenient commuting location for Los Angeles, Long Beach and Orange County employment centers
- The community is conveniently located near the Harbor Gateway Transit Center
- Local schools include Meyler Street Elementary, Stephen M. White Middle School and Nathaniel Narbonne High School
- Low tax rate and no Mello Roos

Flora Walk by The Olson Company

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