





MIREN

FEATURES LIST

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 WHA (Architects), Jubilee Interiors (Interior Designers), and The LA Group (Landscape Architects).

Cottage and Contemporary Farmhouse architectural exteriors.

Spacious, open-concept interiors designed for everyday casual living.


2-car direct access garage, motorcourt access & 2-car driveways on select plans.


Community


 Private automated entry gate with lushly landscaped round-about

 Private yards. (per residence)


 Neighborhood park with seating areas

 Arcadia Unified School District: Assigned schools include Longley Way Elementary, Richard Henry Dana Middle School & Arcadia High School.

 Close to popular entertainment venues, scenic outdoor recreation, transportation corridors and major employment centers.

 Preserved native oak trees provide a natural canopy and add shade to the community park.

Kitchen

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

White thermofoil matte finish, Shaker style cabinets with European style frameless doors featuring concealed soft closing hinges, adjustable shelves and satin nickel cabinet hardware.

Kitchen

G.E. stainless steel appliances, including a 36" 5-burner gas cooktop, 42" stainless steel Broan hood, 30" single built-in oven with convection, built-in microwave, and 24" dishwasher and integrated controls.

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.


Delta® single handle, polished chrome high arc, pull down kitchen faucet.

Spacious storage pantry. (per residence)

Two j-boxes for future pendant lights above kitchen island. Fixtures not included.

Interior

Soaring 10' ceilings on the first floor, 9' ceilings on the second floor.

 4" LED recessed lighting throughout all kitchens, dining, great room, primary and secondary bedrooms, lofts, bathrooms and hallways.

8'5" fiberglass, smooth finish entry doors. Design varies per plan & elevation.

White vinyl frame with dual glazed, Low E windows,

8' height patio doors with direct access to backyards.

Dual panel interior doors with Kwikset Halifax polished chrome lever hardware.

Textured vinyl plank flooring at entry, baths, powder rooms, kitchen and laundry.

Interior

Plush carpet at main living areas, stairs, bedrooms and hallways.

Pre-wired for future ceiling fan at great room and primary bedroom.

Decora white light switches.

Spacious walk-in closet at primary bedrooms.

3-1/2" Craftsman style baseboards with 2-1/4" complementary door casing.

Stair systems with painted wood handrails, balusters, newel posts, and curb-wall with MDF cap. (per residence)

Wellness

Energy-efficient tankless water heater.

Energy-saving insulation in exterior walls and ceiling.

Energy-efficient LED lighting throughout.

High efficiency gas forced heating.

16 SEER air conditioning.

Electronic and hard-wired smoke detectors and carbon monoxide monitors.

Water-efficient landscaping at common areas, maintained by HOA.

All homes are HERS tested for proper ductwork installation and energy performance.

Bath

White thermofoil matte finish, Shaker style cabinets with European style frameless doors featuring concealed soft closing hinges, adjustable shelves and satin nickel cabinet hardware.

Bath

Designer-selected white porcelain pedestal sink at powder rooms.

Frameless clear glass shower door enclosure at primary baths and framed clear glass enclosure at first floor showers.

Handset 3" x 6" white tile at primary bath shower walls (set horizontally and stacked to ceiling) with 2" x 2" complementary shower floor tile. Tile shower walls at first floor shower (Plan 3) to 90" high. Fiberglass tub / shower combination at secondary baths.

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, and all primary bedrooms.

Pathway and electrical box for future electric car charger located in garage.

Structured wiring data/media 30" panel at primary bedroom walk in closet (plan 1 & 3) and in bedroom 3 closet (plan 2).

2" conduit from roof to media panel for future satellite service.

RG6 outlets for TV and Cat 6 outlets for data provided at bedrooms, great rooms, and lofts. Primary bedrooms, great rooms, and lofts each includes a high and low outlet for future flat panel connect with hidden connection from flat panel location to TV outlet, located 65" above floor.

Smart Tech

Eero mesh Wi-Fi router & hardware. (Location varies per plan.)

↳ Brilliant™ Smart Home control panel at kitchen & primary bedroom. (Location varies per plan.)

↳ 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 Liftmaster® with WiFi Smart Opener and two transmitters.

Ring™ doorbell at front door.

Honeywell Lyric Smart Home thermostat. (Wi-Fi enabled)

Solar Power

As part of the California Building Code energy efficiency compliance, solar panels/photolytic energy will be installed on all homes, which improves the environment and energy consumption for each residence. Home buyers can elect to purchase or lease their energy plan through SunPower®. Ask a sales representative for more detail.

Extraordinary Options

Personalize your home at our Design Studio with the help of a professional designer and choose from numerous options, including:

↳ Appliance packages, washers & dryers.

↳ Cabinet door styles and finishes.

↳ Closet and pantry organizers.

Extraordinary Options

↳ Designer-selected flooring.

↳ Enhanced countertops, backsplashes and shower surround materials.

↳ Keyless garage entry.

↳ Two-tone interior paint.

↳ Window coverings.

Smart technology options including additional Brilliant™ Smart Home control panels, USB charging stations, home automation packages, security packages and more.

Tub enclosures and frameless glass shower doors at secondary bathrooms.

Optional WiFi enabled keyless entry door lock-Kwikset Touch Pad.

Mirrored wardrobe doors.

Stair railing design and finish options.

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