



FEATURES

EXTERIOR

- Designed by award-winning KTG Architecture + Planning
- Large private decks (per plan)
- Therma-Tru Pulse Linea front entry door with satin-etched glass and oil-rubbed bronze hardware
- Contemporary panel sectional roll-up garage door with two remote transmitters
- 2-car direct-access garage

INTERIOR

- Carpet in bedrooms, flex spaces, hallways and stairwells
- Vinyl plank flooring at entry, living/great room, dining, powder and master bath
- Lincoln Park single panel interior doors
- Pre-wired for cable television in all bedrooms
- Pre-wired for CAT5e voice in master bedroom and kitchen
- Pre-wired for universal network in living room

KITCHEN

- Solid surface quartz countertop with 6-inch backsplash
- Contemporary glacier white cabinets with concealed hinges and adjustable shelves; contemporary edge cabinet pulls
- Stainless steel, rectangular, single undermount sink with InSinkErator garbage disposal
- Contemporary stainless steel single-handle pullout faucet
- Whirlpool® Smart 30-inch, 5-burner, slide-in stainless steel convection range with cast iron grates
- Whirlpool® 4-cycle dishwasher
- Whirlpool® microwave/hood combo
- Pre-plumbed for ice/water at refrigerator alcove

BATHROOMS

- Solid surface quartz dual vanity with undermount sinks and framed mirror in master bath
- 3" x 6" ceramic subway tile shower surround with recessed soap niche and tile floor in master bath
- Private toilet room in master bath
- Contemporary glacier white textured cabinets with concealed hinges and contemporary edge pulls in master and secondary bath
- Chrome, single-handle faucet in master and secondary bath
- Cultured marble countertop in secondary bath with white undermount sink
- 3-wall fiberglass shower and/or tub/shower combo with groutless subway tile at secondary baths
- Contemporary pedestal sink at powder baths (per plan)

HOME TECHNOLOGY

Connected, automated and eco-friendly features for smart living.

Connected

Simplify your life with connected features with voice command capability.

- Nest Thermostat E. It turns itself down when you're away. You can control it from anywhere. And it's beautifully designed to blend right in
- Nest Hello video doorbell lets you know who's there, so you never miss a thing. It delivers HD video and bright, crisp images even at night. It's designed to show you everything at your doorstep with 24/7 streaming you can check any time
- Pre-wired wireless access point to maximize WiFi coverage throughout the home

- Whirlpool® Smart Slide-In Range with convection cooking and scan to cook feature which allows you to scan the barcode or QR code on food products and send recommended cooking instructions directly to your oven
- Connected Lutron light switches with voice control capability at living room and master bedroom

Energy & Resource Saving

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

- 2.56 Kilowatt Solar energy system that reduces your energy bill and helps protect the environment*
- 92% AFUE (Annualized Fuel Utilization Efficiency) furnace saving you every month
- 14.5 Seasonal Energy Efficiency Ratio (SEER) heating, ventilation and air conditioning (HVAC) system. This is a measurement of the air conditioning's cooling capacity versus the energy used, the higher the SEER the more energy efficient
- Programmable WiFi controlled thermostat that allows your home temperature to adjust, lowering energy usage and increasing comfort
- Energy-efficient tankless water heater
- R-38 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
- Recessed can LED lighting at select locations



FEATURES (CONT.)

- Auto shut-off motion sensors for lighting in select locations
- Dual-glazed vinyl windows with low-e glass (low thermal emissivity) to reduce heating and cooling costs
- 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
- MERV air filtration system to ensure superior indoor air quality
- Automatic fire sprinklers with monitoring system
- Smoke and carbon monoxide detectors

UPGRADE POSSIBILITIES

Connected Tech

- Ubiquiti network device(s) for maximum WiFi coverage
- Additional Lutron connected light switches
- Whirlpool SMART appliances (Washer, Dryer, Dishwasher and Microwave)
- Motorized window shades with smartphone and/or voice control capability
- Kwikset Kevo Touch-to-Open™ Smart Lock at front door or garage door to the house. Kevo offers eKey capability that allows you to give access to your home from your smartphone. You can assign different types of eKeys and set

specific time periods per eKey. You'll even get a notification when an eKey is used

- My Q WiFi garage door opener with smart technology to control your garage door remotely and receive activity alerts
- Third generation stainless Nest Learning Thermostat

Energy & Resource Saving Options

- Electric vehicle charger
- Additional solar kilowatts (per location)
- Additional recessed can LED lighting
- Dual-flush toilets

Pet-Friendly Options

- Under island pet food station (per plan)
- Pre-plumbed for portable pet spa at garage
- Pet immune motion sensor for security system

Home Design Personalization Options

- Flexible room options (per plan)
- Designer-selected flooring
- Enhanced countertops, backsplashes and shower surrounds
- Interior accent paint packages
- Appliance packages (refrigerator, washer, dryer)
- Upgraded kitchen and bath fixtures
- Cabinet door styles, finishes, knobs and pulls
- Pullout recycle and trash receptacles in kitchen

- Home theatre and sound systems
- Garage epoxy coating
- Water purification system
- Security systems and home security cameras
- Additional electrical such as, pendant lights, ceiling fan prewire, under-cabinet kitchen task lighting, flatscreen television prewire, etc.

Expo Walk by The Olson Company

2905-2917 W. Exposition Place, Los Angeles, CA | 562 370 9502 | jbledsoe@theolsonco.com | [ExpoWalk.com](#)

*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. Floorplans and renderings are artist's conception based on preliminary information. Some homesites may be pre-plotted for specific variations or options. Please consult your Home Advisor for details. In an effort to improve our homes, Olson Homes reserves the right to change features, prices or plans without notice. Windows, doors, porches, patios and decks vary per elevation and per homesite location. Floorplan measurements are approximate. Prices and availability are subject to change without notice. DRE #01877641. CSLB #939166 Olson Urban Housing, L.P.

