SPECIAL FEATURES

Living Areas
- High quality raised panel entry doors with decorative glass door lite
- Dramatic open entry foyer
- Wood stair rails and newel posts with maple rail and newel options
- 3 ¼ inch base boards
- Large TV walls in the Great Room and Master Bedroom
- Pre wired telephone, cable TV with CAT 5 wiring
- Pre wired ceiling fan outlet in Great Room
- Innovative Tuscan finish push pull rotate entry locks and interior locks
- Powder room pedestal sink and oval bevel mirror
- Carbon monoxide and smoke detectors
- Fire sprinklers throughout
- Upstairs Laundry Rooms plumbed for gas dryer
- Bathroom 2 fiberglass tub shower with built in shelves
- Designer assisted flooring selection showroom
- Ceramic tile flooring in kitchen, laundry room, entry, and all bathrooms.
- Carpeted bedrooms and great room (options available)
- Distinctive raised panel passage doors
- Gas Fireplaces (Plan 2 only)
- Sectional rollup garage door with automated door opener with options for designer doors
- Hand finished textured drywall finish

Kitchens
- Stainless steel GE appliances, Profile upgrade available
  - Gas cooktop, oven, microwave, dishwasher, vented fan
- White Thermatofl Shaker Cabinets with stain and paint color options. Choice of knobs
- Large Stainless steel undermount single compartment sink
- Single handle pull out faucet with spray
- Quartz counter top and 6” backsplash with backsplash options
- ½ horsepower garbage disposer
- Ice maker water line

Master Baths
- Choice of large acrylic soaking tub and tile shower or tile super shower
- Quartz cabinet counter top with back splash. Customization available
- 2 Large mirrors
- Mirror wardrobe passage door
- Large walk-in closet
- Dual undermount sinks with wide spread chrome faucet
- Clear glass shower enclosures
- Private toilet room with comfort height elongated toilet

Green building – energy efficiency features
- High efficiency gas tankless water heater
- Energy saving insulation throughout
- Low E vinyl windows
- Recessed LED lighting throughout
- Programmable Wi-Fi enabled digital thermostat
- High efficiency Trane FAU
- Radiant roof barrier sheeting
- Electric vehicle 220 v charging station

Exteriors
- 3 strategically located hose bibs
- Patio gas stubs
- Automated irrigation controller
- Front yard drought tolerant landscaping and irrigation
- Low maintenance fiber cement siding
- Exterior stone veneer on some elevations
- Tan vinyl yard and gate fencing
- Built in rear yard drains
- Rain gutters and downspouts
- Presidential Series Luxury asphalt single roofs
- Acrylic Stucco Color Finish

Location Features
- Adjacent to Morro Bay State Park
- Unique Morro Bay climate zone – less fog, less wind, warmer
- Close to Highway 1 access ramps
- 12 miles to San Luis Obispo
- 2 miles from Embarcadero Bay Front
- Riparian and Raptor Open Space

* In an effort to continuously improve the homes, Black Hill Villas reserves the right to modify features, materials, specifications, and Architecture.