

Features List

Private pool and spa included in each Iridium home

STYLE AND QUALITY FOR ALL TO SEE

Outside and Around

- Located in desirable Rancho Mirage with easy access to Palm Springs and other desert cities
- Pool and spa included in all residences
- Multi stacking Western® door connecting indoor/outdoor living
- Covered rear yard outdoor living space pre-wired for speakers all residences
- Contemporary style streetscape w/exquisite elevations integrating various materials of Coronado Stone and low maintenance stucco
- Front yard drought tolerant landscaping with automatic sprinklers
- Fee land – you own the land
- 2 x 6 exterior wall construction (most locations)
- Finished two and three car garages (varies by residences)
- 8' Insulated metal roll-up garage doors with built-in Wi-Fi garage door opener
- Easy maintenance 3' x 8' decorative fiberglass entry door completed by elegant Kwikset Tavaris® chrome finish exterior entry hardware w/Halo® automated Wi-Fi deadbolt
- Ring Pro® wireless doorbell w/ app control
- Illuminated address lights and modern exterior lighting
- Prewired for satellite dish
- Stylish concrete pavers in driveway

WARM, GRACIOUS INTERIORS

Space and Style

- Elegant contemporary 8' interior doors complemented by stylish Kwikset® Montreal polished chrome lever hardware
- Multi stacking Western® sliding door connecting indoor/outdoor living
- 42" gas fireplace in great room
- 12" x 24" ceramic tile entryway, great room, kitchen and baths
- Voluminous ceiling heights from 9' to 10' throughout
- Designer selection of plush wall-to-wall carpeting in bedrooms and closets
- 4 ½" high contemporary style baseboards

- Decora® rocker light switches throughout
- LED recessed lighting
- USB outlet in kitchen
- Pre-wired for cable/telephone/data in great room all bedrooms and casita
- Pre-wired for flat panel TV in great room and primary suite
- Pre-wired for ceiling fans in all living areas
- Western Pottery® elongated toilets throughout
- Piedrafina® quartz countertops throughout
- Structured wiring hub in primary closet
- For your safety, interior fire sprinkler system and hardwired smoke/carbon monoxide detectors

CONGENIAL, CONVENIENT KITCHENS

Prep and Play

- 2CM Piedrafina® quartz countertops with a 4 cm flat polished edge detail and 8" backsplash (choice of 3 colors)
- Bosch® stainless steel 500 series appliances:
 - 30" 5 burner gas cook-top
 - Pyramid wall canopy hood
 - 30" microwave / convection wall oven combo
 - Warming drawer
 - Ultra-quiet dishwasher
- Refrigerator area pre-plumbed with recessed box for automatic ice maker
- InSinkerator® Evolution Pro garbage disposal with counter-top air-switch
- Large single basin 18-gauge stainless steel sink
- Delta® polished chrome pullout designer faucet pivotal
- Contemporary Thermofoil flat panel cabinetry (choice of 3 colors), adjustable shelves, natural maple interiors, concealed hinges, drawer guides and chrome hardware
- Concealed recycling and trash bins
- Wet bar with sink (Residence 1 & 3)

RESTFUL PRIMARY SUITES

Relax or Rev-Up

- Generous walk-in closets
- 36" high floating thermofoil soft maple cabinets with under-cabinet lighting

- 4 CM Piedrafina® quartz countertop with a 2 cm flat polished edge detail and 6” back splash (choice of 3 colors)
- Delta® Ara Collection widespread faucets in chrome
- Dual Western Pottery® undermounts sinks

SPACIOUS, SECONDARY BATHROOMS

Share or Solo

- 36” high pullman thermofoil soft maple cabinets
- 2 CM Piedrafina® quartz countertop with a 2 cm flat polished edge detail choice of 3 colors for the 4” back splash
- Western Pottery® under-mount sink(s)
- Delta® Ara Collection single lever faucets in chrome finish

ENERGY EFFICIENCY & GREEN LIVING ABUNDANCE

- Weather-stripping on all exterior doors
- R-38 roof insulation and R-15 and R-21 wall insulation (varies by wall)
- Water-efficient plumbing fixtures
- High efficiency toilets
- Title 24 energy efficient compliant
- Variable speed pool / spa pump
- Energy Star® rated dishwasher
- Low VOC interior paint and caulking
- Beautiful and efficient dual pane Low E vinyl windows
- Motion sensor-driven light switches in bathrooms
- Energy efficient Rheem® tankless water heater w/built-in recirculation system
- High efficiency 16 Seer HVAC and furnace, Honeywell Wi-Fi thermostat
- “Tight” HVAC ducts to reduce air loss
- Optional EV charger pre-wire
- Solar Electric System by SunPower (right sized for each residence)

SMART HOME FEATURES

- Ring Pro® wireless doorbell w/ app control
- Two Leviton® Wi-Fi light switches w/ app control
- Honeywell T6 Wi-Fi thermostat
- Kwikset Halo® automated Wi-Fi deadbolt
- Legacy 920 w/Wi-Fi smart phone control capacity

CUSTOMIZING OPTIONS

- Flooring
- Counter tops
- Shower surrounds and pans
- Appliance packages
- Home automation / audio visual
- Electrical upgrades
- Pool / spa customizable upgrades
- Select room conversions
- Cabinet upgrades
- Other enhancing options (see sales representative)