

AZURE

RESIDENCE ONE

~3,821 Square Feet

2 Beds | 2 Baths | 1 Powder Room | 2 Car Garage

STYLE 1 |
ADDITIONAL STYLES INSIDE



DESIGNER AMENITIES

DISTINCTIVE DESIGN FEATURES

- European frameless cabinets
- Residential elevator: 1-5 passengers
 - Custom wood sills
 - LED lighting
- Wide plank wood and tile floors
- Expandable home automation & security system
- LED lighting throughout
- Open riser stairs
- Linear gas fireplace in main living area
- Imperfect smooth drywall finishes
- Ring® doorbell
- Soft water loop for future system

KITCHEN

- Gaggenau® appliance package
 - 30” column refrigerator and 18” freezer
 - 36” 5 burner gas cooktop with wok
 - 12” Vario Teppan Yaki
 - 30” wall oven
 - 30” speed oven/micro combo
 - 48” hood
 - 2 fully integrated dishwashers
- Built in 24” double drawer refrigerator
- 45” Kohler® stainless steel sink
- Rohl® kitchen sink fixture
- Engineered quartz countertops

BATHROOM

- 1/2” frameless enclosure at Master shower
- Kohler® freestanding tub in Master
- Kohler® wall-hung, toilet in powder
- Kohler® one-piece toilets
- Kohler® undermount sinks
- Rohl® plumbing fixtures
- Ann Sacks® tile shower surround
- Engineered quartz countertops

INTERIOR DESIGNERS

IMI Design, LLC

ARCHITECTURAL FEATURES

- 9’ tall rolling wall of glass (*per plan*)
- Architectural elements (*per style*)
 - Exterior natural stone
 - Exterior cladding
 - Varied roofing materials; metal & flat tile
- Opaque garage doors (*per style*)
- Smooth finish stucco
- Aluminum clad exterior windows
- Front yard landscaping
- Front yard maintained by HOA
- 4’ x 10’ glass or solid core front door

DESIGNER OPTIONS

- Upgraded flooring and wall tile
- Window treatments
- Custom backyard landscape & pools
- Audio/Video upgrades
- Decorative lighting
- Kohler® and Rohl® fixture upgrades
- Wine rooms, wall storage or Gaggenau® chillers
- Gaggenau® steam oven, espresso unit and warming drawers
- Car charging station
- Media wall option

STRUCTURAL OPTIONS

(*PER PLAN & HOMESITE*)

- Detached casitas
- Detached garages
- Optional lower level bedroom



SHEA SIGNATURE™



Azure, a Shea Signature™ community. This is not an offer for real estate for sale, nor solicitation of an offer to buy to residents of any state or province in which registration and other legal requirements have not been fulfilled. Some options may require a non-refundable deposit. Features and plans subject to change without notice. Windows and doors may vary per elevation. Floor plans, maps and renderings are artist's conception based on preliminary information, not to scale and subject to change. See sales associate for additional information. A PUBLIC REPORT IS AVAILABLE ON THE STATE REAL ESTATE DEPARTMENT WEBSITE.





1 Optional Bedroom - see insert



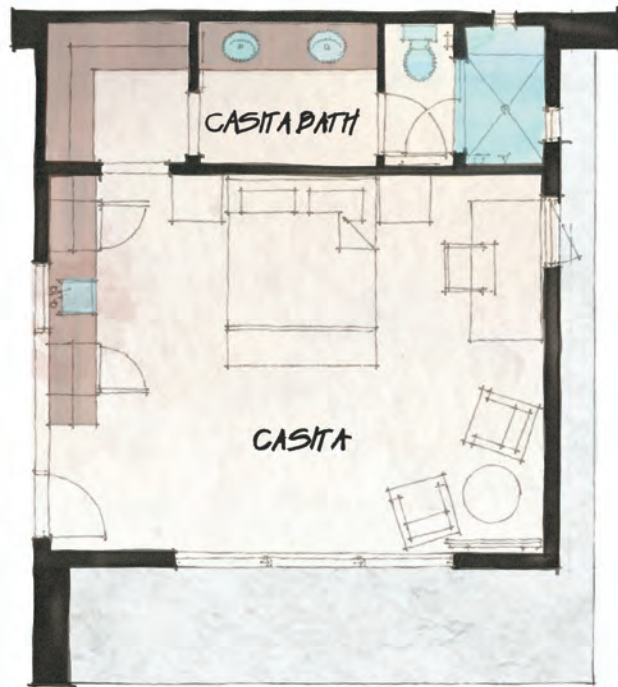
STYLE 2 |



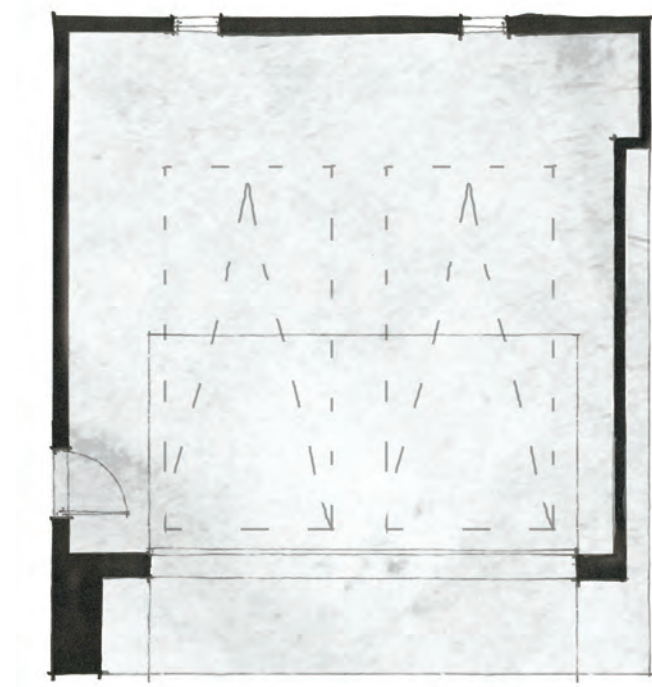
STYLE 3 |



RESIDENCE ONE
Main Level Options



*Optional Expanded Detached Casita
~572 Square Feet



*Optional Detached 2 Car Garage
~570 Square Feet

*Available on select homesites

See reverse side for Lower Level Options.

RESIDENCE ONE
Lower Level Options:
1 Optional Bedroom

