

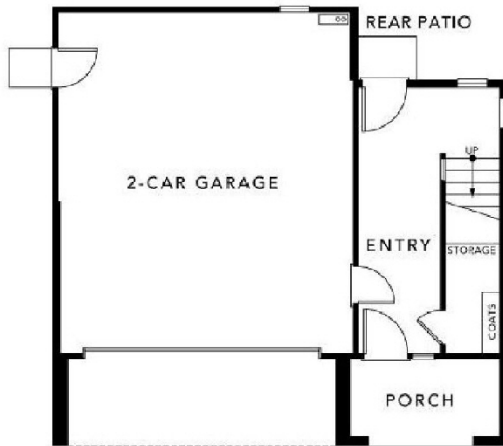
# Upcoast

## Costa Mesa Are C2

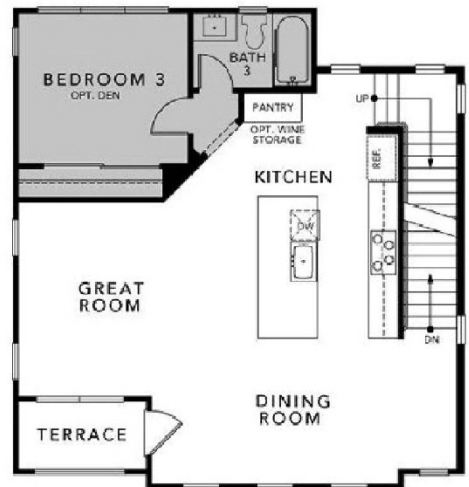
Builder Tract Code: UPCST

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 All renderings, floor plans and maps are artist's conceptions and are not intended to be an actual depiction of the buildings, fencing, walks, driveways or landscaping.  
 Square footage is approximate. Property may be subject to a homeowners association.

Indoor Living Space - 1,958 Sq. Ft.  
 Outdoor Living Space - 615 Sq. Ft.\*  
 Combined Living Space - 2,573 Sq. Ft.\*  
 3 Bedrooms, 3 Baths  
 2-Car Side-by-Side Garage  
 Optional Den  
 Second Floor Terrace  
 Rooftop Terrace\*



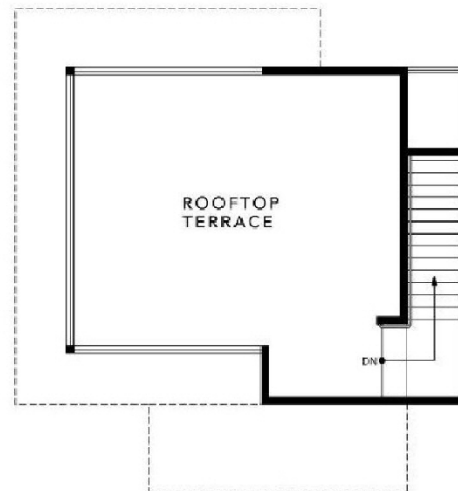
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



STANDARD ROOFTOP TERRACE\*

\*Rooftop terraces vary by lot and floor plan configuration. Not all homes include a rooftop terrace. There is no guarantee of a view from the property. Please see sales manager for details.

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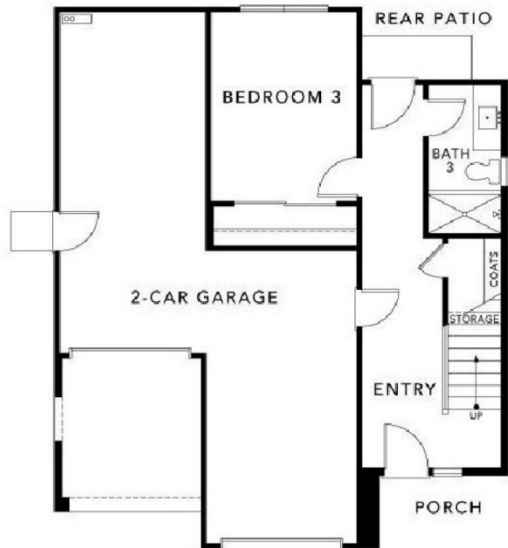
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Indoor Living Space - 2,318 Sq. Ft.  
 Outdoor Living Space - 680 Sq. Ft.\*  
 Combined Living Space - 2,998 Sq. Ft.\*  
 3 Bedrooms, 3.5 Baths  
 2-Car Garage  
 Second Floor Terrace  
 Rooftop Terrace\*



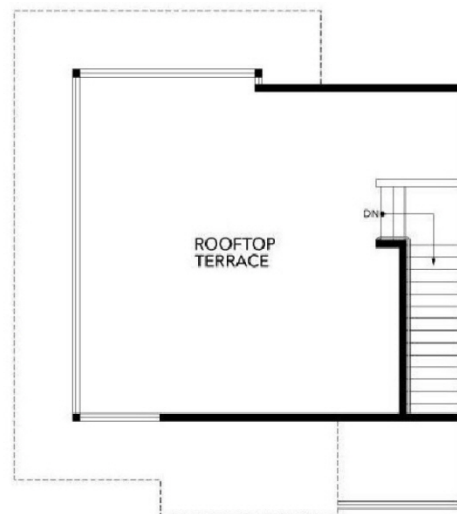
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOFTOP TERRACE\*

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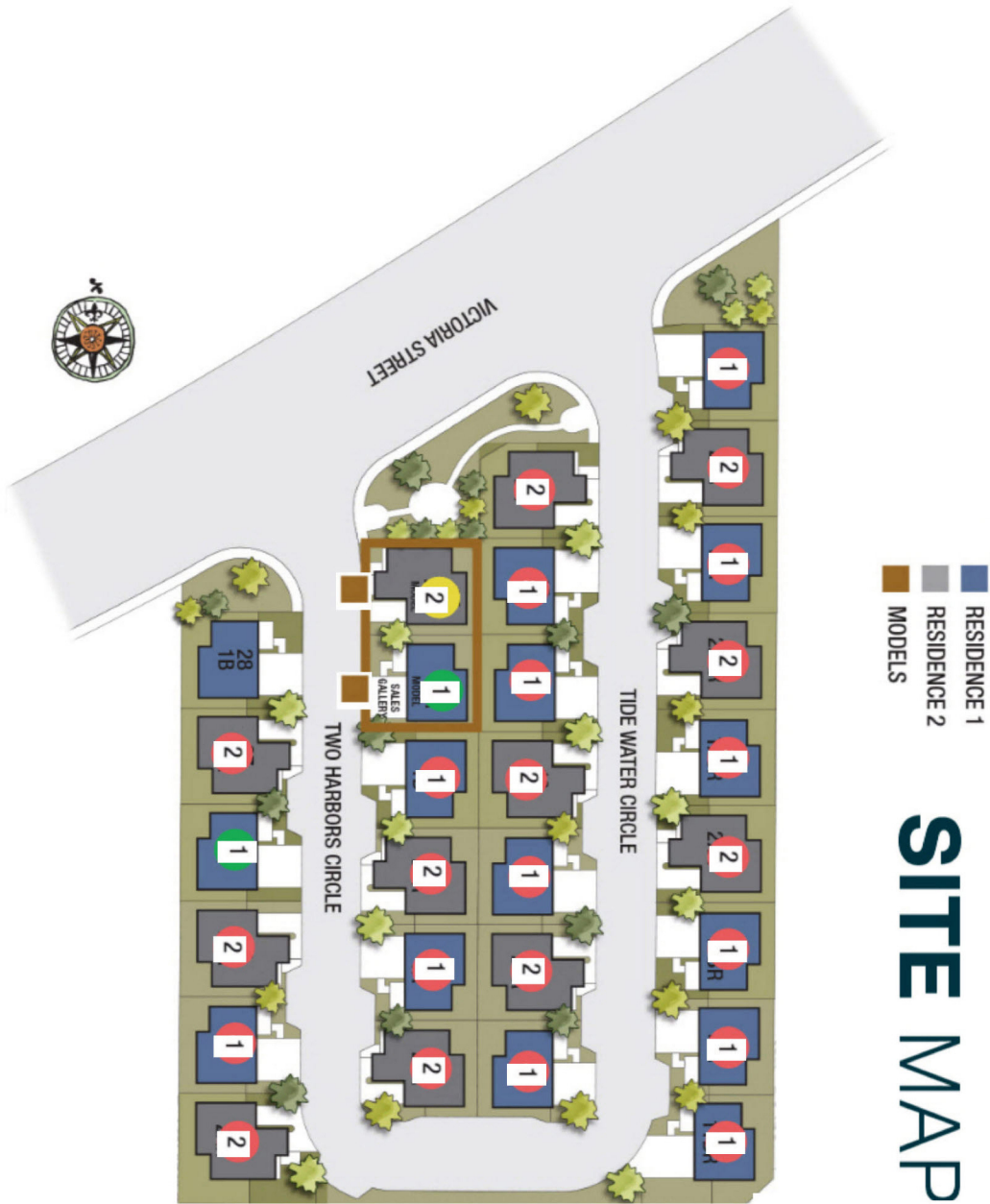
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# FEATURES

## IMPRESSIVE INTERIORS ▾

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- Shaker-style cabinetry in painted white finish with satin nickel cup pulls and knobs
- Welcoming 13" x 13" ceramic tile at entry, kitchen, living room, dining room, bathrooms and laundry in four color choices
- Quality Shaw® carpet in bedrooms, halls, closets and stairs in four color choices
- Contemporary recessed LED lighting in select locations
- Attractive staircases with horizontal painted wood posts
- High-profile 5 ½" baseboards and 2 ¼" wood casing
- Main living floor with 10' ceilings and oversized windows

## CULINARY RETREAT ▾

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- Premium kitchen appliances:
  - Bertazzoni® stainless steel 30" four-burner gas freestanding convection range/oven
  - Bertazzoni® stainless steel microwave/hood combination (Residence One only)
  - Bertazzoni® stainless steel range hood and built-in microwave (Residence Two only)
  - Bosch® stainless steel dishwasher
- Shaker-style cabinetry in painted white finish with satin nickel cup pulls and knobs
- Quartz countertops with full-height backsplash at cooktop (6" backsplash everywhere else)
- Recessed LED lighting at select locations
- Deep stainless steel sink with Moen® faucet in spot-resistant stainless steel finish

## LUXURIOUS MASTER SUITE ▾

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- Shaker-style cabinetry in painted white finish with satin nickel cup pulls and knobs
- Attractive ceramic tile shower surrounds
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- Oversized 6' soaking tub (Residence Two only)
- Beautiful cultured marble countertops in matte finish with 4" backsplash and integral rectangular sink
- Moen® faucet and showerhead in attractive chrome finish

# FEATURES

## WELCOMING BATHROOMS ▾

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- Shaker-style cabinetry in painted white finish with satin nickel cup pulls and knobs
- Attractive ceramic tile shower surrounds in all secondary baths
- Beautiful cultured marble countertops in matte finish with 4" backsplash and integral rectangular sink in secondary baths and powder
- Enhancing 42" mirror in secondary baths and powder
- Moen® faucet and showerhead in attractive chrome finish

## EXTRA FEATURES ▾

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- Ample pre-wiring throughout:
  - Ceiling fan pre-wiring in great room and all bedrooms
  - Universal multimedia pre-wiring in great room
  - Additional phone pre-wiring in kitchen and master bedroom
  - Phone and cable pre-wiring in secondary bedrooms
  - Dual USB charging outlet in kitchen
  - Wireless access point (WAP) pre-wiring on third floor
  - Satellite dish pre-wiring
  - Pre-wiring for security camera at front entry
- Electric vehicle conduit in garage
- Honeywell® Wi-Fi programmable thermostat
- Energy-saving radiant barrier roof sheathing and Low-E glass vinyl-framed windows throughout
- Three-panel entry door with quality Schlage® door hardware
- Tankless water heater in garage