



THE JESSUP OLD TOWN

Features List

At Intracorp, we believe in “Building the Extraordinary.” This philosophy is our daily reminder to create homes that go beyond the expected. Look for the Intracorp Extraordinary logo  highlighting special features you won't easily find elsewhere.


Vision

 Award-winning design team including Bassenian Lagoni (Architects), Jubilee Interiors (Interior Designers), and Land Concern (Landscape Architects).


California contemporary architectural exteriors.


Spacious, open-concept interiors designed for everyday casual living.


2-car direct access garage with guest parking throughout the community.

 Private balconies, courtyards and rooftop decks. (Varies per residence)


Community

 Neighborhood park with outdoor barbecues and seating areas, firepits, landscaped paseos connecting residents throughout the neighborhood.

 Tustin Unified School District: Assigned schools include, Guin Foss Elementary, Columbus Tustin Intermediate School, Foothill High School.

 Nearby shopping, restaurants, services and activities, in historic Old Town Tustin and conveniently located near major transportation corridors.

Kitchen

 White frost or grey storm European quartz countertops with square edge and 6-inch quartz backsplash, full height at cooktop.

G.E. stainless steel appliances, including a 30" 5-burner gas slide-in range, 30" built-in microwave hood combination, and 24" dishwasher with integrated controls.

Kitchen Continued

White thermofoil matte finish, flat panel style cabinets with European style frameless doors featuring concealed soft closing hinges, adjustable shelves and chrome cabinet hardware.

Built-in trash and recycle bin.

Under-cabinet LED lighting in kitchen.

Oliveri Sonetto undermount single basin, stainless steel kitchen sink with InSinkErator garbage disposal.

Delta[®] Antoni single handle, brushed chrome high arc, pull down kitchen faucet.

Spacious storage pantry. (Per residence)

Two j-boxes for future pendant lights above kitchen island. Fixtures not included. (Per residence)

Interior

9' ceilings throughout.

4" LED recessed lighting throughout all kitchens, dining, great room, primary and secondary bedrooms, bathrooms and hallways.

8' smooth finish two panel front entry doors. (Per residence)

Designer-selected entry building light fixtures.

White vinyl frame with dual glazed, Low E windows.

Dual panel interior doors with Kwikset Halifax polished chrome lever hardware.

Textured vinyl plank flooring at entry, baths, powder rooms, kitchen and laundry.

Interior Continued

Plush carpet at main living areas, stairs, bedrooms and hallways.

Pre-wired for future ceiling fan at great room, primary bedroom, and secondary bedrooms.

Decora white light switches.

Spacious walk-in closet at primary bedrooms.

3-1/2" Craftsman style baseboards with 2-1/4" complementary door casing.

Stair systems with painted wood handrails, balusters, newel posts, and curb-wall with MDF cap. (Per residence)

Healthy Living

Energy-efficient tankless water heater.

Energy-saving insulation in exterior walls and ceiling.

Energy-efficient LED lighting throughout.

Gas forced heating and air conditioning.

Electronic and hard-wired smoke detectors and carbon monoxide monitors.

Water-efficient landscaping at common areas, maintained by HOA.

Bath

White thermofoil matte finish, flat panel style cabinets with European style frameless doors featuring concealed soft closing hinges, adjustable shelves and chrome cabinet hardware.

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OLD TOWN

Bath Continued

Handset 3" x 6" white tile at primary bath shower walls tiled to ceiling (set vertical and straight stacked) with 2" x 2" complementary shower floor tile, fiberglass showers at first floor baths, and fiberglass tub/shower combination at secondary baths.

Frameless 3/8" clear glass shower door enclosure at primary baths and framed 1/4" glass enclosure at first floor showers.

Modern bath vanity lighting.

↕ Frost white or Storm grey European quartz countertop with 4" backsplash and white, rectangular, porcelain undermount sinks at primary and secondary bathrooms.

Delta™ single handle, modern faucets with complementary tub and shower trim in polished chrome at primary and secondary bathrooms.

Get Connected

Power/USB combination outlet at kitchen, primary bedroom, and secondary bedrooms.

Pathway and electrical box for future electric car charger located in garage.

Structured wiring data/media 30" panel at primary bedroom walk in closet.

2" conduit from roof to media panel for future satellite service.

RG6 outlets for TV and Cat 6 outlets for data provided at bedrooms, great rooms, and dens. Cat 6 outlet at rooftop deck. Primary bedrooms and great rooms each include a high/low outlet for future flat panel connect with hidden connection from flat panel location to TV outlet, located 65" above floor.

Smart Technology

Eero 6H Wifi router and hardware.

Brilliant™ Smart Home receptacle at kitchen or great room. (Varies per residence)

White glove service – a personal appointment with a Low Voltage technician to assist with low voltage connectivity and training. (Homeowner must first establish internet access with internet provider prior to appointment)

Wayne Dalton smooth finished, sectional roll-up garage door Genie Aladdin Connect with WiFi Smart Opener and two transmitters.

Google Nest doorbell at front door.

Google Nest Smart Home thermostat. (Wi-Fi enabled)

Solar Power

As part of the California Solar Mandate, solar panels/photolytic energy will be installed on all homes, which improves the environment and energy consumption for each residence. Home buyers can elect to purchase or lease their energy plan through SunPower®. Ask a sales representative for more details.

Upgrade Opportunities

Personalize your home at our Design Studio with the help of a professional designer and choose from numerous options, including:

- ↕ Refrigerators, washers and dryers.
- ↕ Cabinet door styles and finishes.
- ↕ Closet organizers.
- ↕ Designer-selected flooring.
- ↕ Enhanced countertops, backsplashes and shower surround materials. (Per residence)
- ↕ Keyless garage entry.

Upgrade Opportunities Continued

- ↕ Two-tone interior paint.
- ↕ Window coverings.

Smart technology options including additional Brilliant™ Smart Home receptacles, Eero router hardware for mesh network, USB charging stations, home automation packages.

WiFi enabled keyless entry door lock-Kwikset Touch Pad.

Mirrored wardrobe doors.

Stair railing design and finish options.

Tub enclosures at secondary bathrooms.

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