



4 BEDS



3 BATH



3 CAR GARAGE



2,900 SQ. FT.

EXCLUSIVELY INCLUDED AT VILLA PALAZZO

- Upgraded Iron Front Door
- Upgraded Logan Two-Panel Interior Doors
- (4) 6" Surface Mounted LED Can Lights in Great Room
- (4) 6" Surface Mounted LED Can Lights in Owner's Suite
- Upgraded Pompeii-Style Cabinet Doors with Slab Drawer Front in Painted Finish
- (2) Pair of Slide-Out Trays on Each Side of Cooktop
- Three-Car Garage with Tape, Hand-Texture and Paint to Match Interior
- Full Backsplash at Kitchen with Upgraded Tile
- Expanded Tile Area in Great Room and Home Office
- Upgraded Wood Plank Tile Floor
- Custom Owner's Wardrobe Closet Package

SEE REVERSE SIDE FOR FULL LIST OF INCLUDED FEATURES



VILLA
PALAZZO
A GRANVILLE COMMUNITY

YOUR CALI AT VILLA PALAZZO ALSO INCLUDES THE FOLLOWING FEATURES

Every Granville home comes with dozens of features and items you won't find as standard offerings from other local builders. From design elements to hidden structural features, our passion for the smallest details is just one reason Granville is the most awarded builder in the Valley.

★ Items listed in red are typically not offered by other builders or are only available from other builders as premium upgrades.

EXTERIOR FEATURES

- **Covered Back Patio w/ Can Lights**
- **Fully Wrapped Seamless Rain Gutters w/ Downspouts**
- **Hose Bibbs**
- **Gas Stub at Back Patio**
- **Recessed Electrical Panel**
- Energy Efficient Coach Light Fixtures on Astronomical Time Switch (style per exterior)
- Rear Yard Drainage System
- Zoned Front Yard Landscape w/ Sprinkler System
- Exterior Electrical Plug(s)
- Extended Overhangs

OWNER SUITE FEATURES

- **2 cm Quartz Countertops w/ 4" Backsplash**
- **Ceiling Fan/Light Combo**
- **Separate Tiled Tub and Shower**
- **Dual Sinks**
- **Outlet w/ USB Port**
- Entertainment Outlet (TV and data)
- Walk-in Closet
- Distribution Panel in Owner's Closet

TECH FEATURES

- **Wireless Access Point**
- **Wi-Fi Booster**
- **Lyric Security Alarm System**
- **Alarm Touch Pad**
- **Motion Sensor at Great Room**
- **Contacts at Front Door, Sliding Glass Door, and all Garage Doors Including Overhead**
- **Google Nest Video Doorbell**
- **Kwikset Smart Lock at Front Door**
- **Nest Learning Thermostat**
- **LiftMaster myQ Wi-Fi Garage Door Opener**
- Alarm Includes (1) Key Fob
- Highly Efficient HVAC w/ MERV-13 air filter

INTERIOR FEATURES

- **Quartz Countertops w/ 4" Backsplash in Bathrooms**
- **Designer Levered Door Handles**
- **5.25" Baseboards**
- **2.5" Door Casing**
- **Hand-Textured Walls Throughout Whole House**
- **Extensive Ceramic Tile Flooring Throughout**
- **Ceiling Fan/Light Combo in Bedrooms & Home Office**
- **Complete-Connect Outlet at Great Room (includes phone, TV and data)**
- **Tiled Shower Walls at Secondary Bath(s)**
- **Laundry Room Access Door from Owner's Closet**
- Fire Sprinklers
- Chandelier at Nook
- Ceiling Fan/Light Combo at Great Room
- Low-VOC Paint
- CAT-6 Wiring w/ Distribution Panel
- Volume Ceilings
- Designer Lighting Fixtures
- Roomier Hallways
- Wider Doorways
- Rounded Bullnose Corners
- Sliding Glass Door
- Humidistat Exhaust Fan in Bathrooms
- Designer Plumbing Fixtures
- Smoke and Carbon Monoxide Alarms
- Elongated Comfort-Height Toilet Bowls
- Vacancy Switch in Bathrooms

GARAGE FEATURES

- **Premium Insulated Garage Doors**
- **Ultra-quiet Belt Drive Garage Door Opener w/ Wi-Fi Connectivity**
- Two Garage Door Remotes
- Conduit for Electric Vehicle Charging Outlet

KITCHEN FEATURES

- **3 cm Granite or Quartz Straight Edge Profile Countertops**
- **Full Height Tiled Backsplash**
- **Under Mount Single Bowl Square Sink**
- **Outlet w/ USB Port**
- **Pull-out Waste Bin**
- Whirlpool Stainless Steel Appliances
 - 5-Burner Gas Cooktop
 - 30" Single Elect Oven w/ Convection Oven
 - 1.6 CF 1200 Watt Microwave
 - 5-Cycle Dishwasher
 - Stainless Steel Range Hood
- 1/3 Horsepower Disposal w/ Cord
- Maple Cabinets
- Brushed Nickel Cabinet Pulls
- Designer Pendant Lights at Kitchen Island
- Walk-in Pantry

LAUNDRY ROOM FEATURES

- **Upper Cabinets Above Washer & Dryer**
- Lower Cabinets
- Ultra-quiet Exhaust Fan
- Provisions for Electric Dryer w/ Space-saving Dryer Box

EFFICIENCY FEATURES

- **2x6 Wall Framing w/ Foam Wrap Exterior for Added Insulation**
- **Cool Roof Barrel or Flat Concrete Tile Roofing (per elevation)**
- **Steel Reinforced Concrete Foundation**
- **Solar Sync Auto-Adjusting Irrigation System**
- **Blown-in Wall Insulation**
- **Fully Wrapped Sheathing in Living Areas**
- Pay-as-you-go Solar Lease or Purchase*
- Low-E Windows
- Efficient Hot Water Heater
- Buried Ducts to Reduce Thermal Losses and Gains

*Granville Homes are equipped with a photovoltaic system (solar) with a 20-25 year lease the buyer will assume. Pricing will vary based on system size and production. All features are subject to change or discontinuation without notice or obligation. Buyer to verify all features. For more details please speak with a Granville sales agent.

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