

BONNELL COTTAGE





L O R A L O M A

THOMAS RANCH

BONNELL COTTAGE

APPLIANCES

- Range / Stove Fisher-Paykel 36" Induction Range with 5 zones
- Vent Hood Fisher-Paykel 36" Insert Range Hood
- Dishwasher Fisher-Paykel 24", Panel-ready or Stainless Steel
- Refrigerator/freezer Fisher-Paykel 36" French Door Refrigerator Freezer, Panel-ready or Stainless Steel
- Microwave Fisher-Paykel 24" Microwave Oven
- Washer GE Front Large Capacity Load Washer With Steam
- Dryer GE Front Large Capacity Load Dryer With Steam
- Outdoor Kitchen Dacor 36" Built-in Outdoor Grill

PLUMBING & FIXTURES

- Kitchen Fixture J&L Hardware Exclusive with Separate Pull Out Rinse Off Spray
- Kitchen Sink Undermount Single Bowl Sink
- Bathroom Fixture J&L Hardware Exclusive deck-mounted with Lever handles
- Bathroom Sink Undermount Sink
- Tub Free-standing or Undermount Soaking Tub with Stone Surround
- Laundry Fixture J&L Hardware Exclusive with Separate Pull Out Rinse Off Spray
- Laundry Sink Undermount Utility Sink, Stainless

CABINETS

- Material, Style, & Finish Solid Maple Boxes, Framed, Soft-close with Premium European Panel Styles
- Hardware Emtek
- Laundry Uppers With Built-in Rod
- Mudroom Includes Golf Club Storage Lockers

COUNTERTOPS

- Throughout Engineered Quartz
- Outdoor Kitchen Granite



L O R A L O M A

THOMAS RANCH

BONNELL COTTAGE

FLOORING & WALLS

- Throughout Engineered Hardwood Floors
- Kitchen Backsplash Stone Tile in Select Sizes & Patterns
- Bathrooms Porcelain or Stone Tile in Select Sizes & Patterns
- Primary Bedroom Engineered Hardwood Floors
- Secondary Bedrooms Wall-to-wall Carpet
- Shower/Tub Porcelain Wall Tile in Select Sizes & Patterns
- Mudroom Porcelain or Ceramic Tile Floors in Select Sizes & Patterns

FINISH CARPENTRY

- Entry Door Oversized, Pivot Solid Wood Or Glass Door
- Interior Door Pre-hung, 1-3/4" Solid Core, Select Door Styles
- Primary Closets All Wood, Built-in Rod with Drawer and Shelf System
- Guest Closets All Wood, Built-in Rod with Shelf System

GARAGE DOOR

- Garage Door Insulated Prefinished Aluminum, Wood. Impact Rated With Opener And Keyless Entry

POOL

In-ground Pools Available As Upgrade

- Pool In-ground Pool
Autofill And Overflow
Automated Pool Cover And Pool Fence For Pool Safety And Evaporation Measures
Decorative, Glass, Porcelain, Or Stone Splash Tile
Premium Plaster Finish
Salt Or Chlorinated Option



L O R A L O M A

THOMAS RANCH

BONNELL COTTAGE

LANDSCAPE, IRRIGATION & HARDSCAPE

- Landscape Premium Landscape Products And Materials
- Planting Large Size Locally Sourced And Adapted Plant Material
- Rainwater Rainwater Harvesting
- Irrigation Automated System
- Auto Court Permeable Pavers In Aggregate
- Driveway Permeable Pavers Or Permeable Aggregate Driveway
- Entry Walk Natural Stone Paver, Select Sizes And Patterns
- Terrace Natural Stone Paver, Select Sizes And Patterns
- Privacy Wall 5' Wall With Natural Stone Finish
- View Fence 5' Fence

HVAC

- HVAC HVAC Forced Air System, High Efficiency, Per Design Engineer, Per Plan

ELECTRICAL

- Switches/Outlets Lutron
- Recessed Lights Round LED
- EV Charger 100Amp Electric Charger Prewired

ROOFING

- Roofing Architectural Shingled Roof
Includes Half Round Gutters With Round Downspouts For Rainwater Catchment

EXTERIOR FINISHES

- Glazing Systems Thermally Broken, Double Pane, Low E, Minimum U - .35. Windows And Doors. Aluminum Clad Wood Windows Or Aluminum Windows, Painted.
- Exterior Siding Brick With Lime Slurry & Painted Siding
Stone Available As Upgrade

AN ARETÉ COLLECTIVE DEVELOPMENT

LIMESTONE COTTAGE





L O R A L O M A

T H O M A S R A N C H

LIMESTONE COTTAGE

APPLIANCES

- Range / Stove Fisher-Paykel 30" Induction Range with 5 zones
- Vent Hood Fisher-Paykel 30" Insert Range Hood
- Dishwasher Fisher-Paykel 24", Stainless Steel
- Refrigerator/freezer Fisher-Paykel 36" French Door Refrigerator Freezer, Stainless Steel
- Microwave Fisher-Paykel 24" Microwave Oven
- Washer GE Front Large Capacity Load Washer With Steam
- Dryer GE Front Large Capacity Load Dryer With Steam
- Outdoor Kitchen Dacor 36" Built-in Outdoor Grill

PLUMBING & FIXTURES

- Kitchen Fixture J&L Hardware Exclusive with Separate Pull Out Rinse Off Spray
- Kitchen Sink Undermount Single Bowl Sink
- Bathroom Fixture J&L Hardware Exclusive deck-mounted with Lever handles
- Bathroom Sink Undermount Sink, White
- Tub Free-standing or Undermount Soaking Tub with Stone Surround
- Laundry Fixture J&L Hardware Exclusive with Separate Pull Out Rinse Off Spray
- Laundry Sink Undermount Utility Sink, Stainless

CABINETS

- Material, Style, & Finish Painted, Soft-close with Premium European Panel Styles
- Hardware Emtek
- Laundry Uppers With Built-in Rod

COUNTERTOPS

- Throughout Engineered Quartz
- Outdoor Kitchen Granite



L O R A L O M A

THOMAS RANCH

LIMESTONE COTTAGE

FLOORING & WALLS

- Throughout Engineered Hardwood Floors
- Kitchen Backsplash Stone Tile in Select Sizes & Patterns
- Bathrooms Porcelain or Stone Tile in Select Sizes & Patterns
- Primary Bedroom Engineered Hardwood Floors
- Secondary Bedrooms Wall-to-wall Carpet
- Shower/Tub Porcelain Wall Tile in Select Sizes & Patterns
- Mudroom Porcelain or Ceramic Tile Floors in Select Sizes & Patterns

FINISH CARPENTRY

- Entry Door Oversized, Pivot Solid Wood Or Glass Door
- Interior Door Pre-hung, 1-3/4" Solid Core, Select Door Styles
- Primary Closets All Wood, Built-in Rod with Drawer and Shelf System
- Guest Closets All Wood, Built-in Rod with Shelf System

GARAGE DOOR

- Garage Door Insulated Prefinished Aluminum, Wood. Impact Rated With Opener And Keyless Entry

POOL

In-ground Pools Available As Upgrade

- Pool In-ground Pool
Autofill And Overflow
Automated Pool Cover And Pool Fence For Pool Safety And Evaporation Measures
Decorative, Glass, Porcelain, Or Stone Splash Tile
Premium Plaster Finish
Salt Or Chlorinated Option



L O R A L O M A

T H O M A S R A N C H

LIMESTONE COTTAGE

LANDSCAPE, IRRIGATION & HARDSCAPE

- Landscape Premium Landscape Products And Materials
- Planting Large Size Locally Sourced And Adapted Plant Material
- Rainwater Rainwater Harvesting
- Irrigation Automated System
- Auto Court Permeable Pavers In Aggregate
- Driveway Permeable Pavers Or Permeable Aggregate Driveway
- Entry Walk Natural Stone Paver, Select Sizes And Patterns
- Terrace Natural Stone Paver, Select Sizes And Patterns
- Privacy Wall 5' Wall With Natural Stone Finish
- View Fence 5' Fence

HVAC

- HVAC HVAC Forced Air System, High Efficiency, Per Design Engineer, Per Plan

ELECTRICAL

- Switches/Outlets Lutron
- Recessed Lights Round LED
- EV Charger 100Amp Electric Charger Prewired

ROOFING

- Roofing Architectural Shingled Roof
Includes Half Round Gutters With Round Downspouts For Rainwater Catchment

EXTERIOR FINISHES

- Glazing Systems Thermally Broken, Double Pane, Low E, Minimum U - .35. Windows And Doors. Aluminum Clad Wood Windows Or Aluminum Windows, Painted.
- Exterior Siding Brick With Lime Slurry & Painted Siding

AN ARETÉ COLLECTIVE DEVELOPMENT

VILLAS & ESTATES





L O R A L O M A

T H O M A S R A N C H

VILLAS & ESTATES

APPLIANCES

- Range / Stove Wolf or Fisher-Paykel 48" Induction Range
- Vent Hood Wolf or Fisher-Paykel 48" Hood Liner Insert or Stainless Steel
- Dishwasher Cove or Fisher-Paykel 24", Panel-ready or Stainless Steel
- Refrigerator/Freezer Sub-Zero 36" Side-by-side Refrigerator Freezer or Fisher-Paykel 36" French Door Refrigerator Freezer, Panel-ready or Stainless Steel
- Microwave Wolf Convection Microwave Oven or Fisher-Paykel 24" Microwave Oven
- Coffee Miele or Fisher-Paykel 30" Built-in Coffee Maker
- Beverage Center or Wine Cabinet Sub-Zero or Fisher-Paykel 24" u/c Beverage Center or Wine Cabinet, Panel-ready or Stainless Steel
- Ice 15" u/c Cube Or Nugget Ice
- Washer GE Front Large Capacity Load Washer With Steam
- Dryer GE Front Large Capacity Load Dryer With Steam
- Outdoor Kitchen Grill Or Smoker

PLUMBING & FIXTURES

- Kitchen Fixture Watermark, Kohler or Grohe
- Kitchen Sink Farmhouse or Undermount Stainless Steel
- Bathroom Fixture Watermark, Kohler or Grohe deck-mounted with Lever or Cross handles
- Bathroom Sink Undermount or Vessel
- Tub Free-standing or Undermount Soaking Tub with Stone Surround
- Laundry Fixture Watermark, Kohler or Grohe faucet with 3-Function Sprayhead
- Laundry Sink Undermount Utility Sink, White or Stainless Steel

CABINETS

- Material, Style, & Finish Solid Maple Boxes, Framed, Soft-close with Premium European Panel Styles
- Hardware Emtek
- Laundry Includes Uppers With Built-in Rod
- Mudroom Includes Golf Club Storage Lockers



L O R A L O M A

THOMAS RANCH

VILLAS & ESTATES

COUNTERTOPS

- Kitchen & Baths Natural Stone or Engineered Quartz
- Laundry Engineered Quartz
- Outdoor Kitchen UV Resistance Engineered Quartz or Concrete - No Backsplash

FLOORING

- Throughout Engineered Hardwood or Stone Tile in Select Sizes and Patterns
- Bathrooms & Laundry Stone Tile, Select Sizes and Patterns

WALL FINISHES

- Shower/Tub/Vanity Walls Floor/Deck to Ceiling Stone or Porcelain Tile, Select Sizes and Patterns
- Kitchen Backsplash Full Height Slab or Stone Tile in Select Sizes and Patterns
- Laundry Room Full Height Ceramic or Porcelain Tile, Select Sizes and Patterns

FINISH CARPENTRY

- Entry Door Oversized, Pivot Solid Wood or Glass Door
- Interior Door Pre-hung, 1-3/4" Solid Core, Select Door Styles
- Primary Closets All Wood, Built-in Rod with Drawer and Shelf System, Optional Upgrades Available.
- Guest Closets All Wood, Built-in Rod with Shelf System

GARAGE DOOR

- Garage Door Insulated Prefinished Aluminum, Wood. Impact Rated With Opener And Keyless Entry

HVAC

- HVAC HVAC Forced Air System, High Efficiency, Per Design Engineer, Per Plan



L O R A L O M A

THOMAS RANCH

VILLAS & ESTATES

POOL

In-ground Pools Available At Every Home Site

- Pool In-ground Pool
Autofill And Overflow
Automated Pool Cover Or Pool Fence For Pool Safety And Evaporation Measures
Decorative, Glass, Porcelain, Or Stone Splash Tile
Premium Plaster Finish
Natural, Salt Or Chlorinated Option

LANDSCAPE, IRRIGATION & HARDSCAPE

- Landscape Premium Landscape Products And Materials
- Planting Large Size Locally Sourced And Adapted Plant Material
- Rainwater Rainwater Harvesting
- Irrigation Automated System Using Reclaimed Water
- Auto Court Natural Stone Or Permeable Pavers In Aggregate, Select Sizes And Patterns
- Driveway Permeable Pavers Or Permeable Aggregate Driveway
- Entry Walk Natural Stone Paver, Select Sizes And Patterns
- Pool Deck Natural Stone Paver, Select Sizes And Patterns
- Security Wall 5' Wall With Natural Stone Finish
- View Fence 5' Wood Post And Wire Fence
- Retaining Wall 4' Max. Height (Where Applicable)

ELECTRICAL

- Switches/Outlets Lutron
- Recessed Lights Round LED
- EV Charger 100Amp Electric Charger Prewired



L O R A L O M A

T H O M A S R A N C H

VILLAS & ESTATES

LOW VOLTAGE

- Lighting
• Structured Wire Hub
• Lutron Control
 - Lighting
• TV
 - Wireless Access Points
- Lutron Package
On Q Low Voltage Panel
Included At Entry, Kitchen, Living Room, Dining Room, Mudroom, Bedrooms
Exterior
Pre-wired At Living Room, Primary Bedroom, Guest Bedroom, Game Room, Office And Exterior
(3) Interior Wireless Access Points, (1) Exterior Wireless Access Point

ROOFING

- Roofing
- Ballasted TPO Or PVC, Standing Seam, Tile Roof, or Architectural Shingled Roof
Includes Half Round Gutters With Round Downspouts For Rainwater Catchment

EXTERIOR FINISHES

- Glazing Systems
 - Exterior Siding
- Thermally Broken, Double Pane, Low E, Minimum U - .35. Windows And Doors.
Aluminum Clad Wood Windows Or Aluminum Windows, Painted.
- (1) Wood Siding; (2) Large Format Cut Local Stone or Organic Field Stone,
(3) Brick With Lime Slurry