

# BONNELL COTTAGE





# L O R A L O M A

THOMAS RANCH

## BONNELL COTTAGE

### APPLIANCES

- Range / Stove Sub Zero 36" Transitional Induction Range
- Vent Hood Sub Zero 40" Pro Hood Liner, Stainless Steel
- Dishwasher Cove, 24" Dishwasher, Stainless Steel
- Refrigerator/freezer Sub Zero 36" Classic French Door Refrigerator Freezer, Panel Ready
- Microwave Sub Zero 24" Transitional Drawer Microwave
- Washer GE Front Large Capacity Load Washer with Steam
- Dryer GE Front Large Capacity Load Dryer with Steam
- Outdoor Kitchen Wolf, 36" Outdoor Gas Grill
- Outdoor Refrigerator Sub Zero 24" Outdoor Refrigerator

### PLUMBING & FIXTURES

- Kitchen Fixture Kohler with Separate Pull Out Rinse Off Spray
- Kitchen Sink Undermount Single Bowl Sink, White
- Bathroom Fixture Kohler deck-mounted with lever handles, Powder cross handle
- Bathroom Sink Undermount Sink, White
- Tub Free-standing or Undermount Soaking Tub with Stone Surround
- Laundry Fixture Kohler with Separate Pull Out Rinse Off Spray
- Laundry Sink Undermount Single Bowl Sink, White
- Outdoor Fixture Lynx Outdoor Faucet, Stainless Steel
- Outdoor Sink Kohler 15" Outdoor Sink, Stainless Steel

### 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 & Wood 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 Sub Zero 36" Transitional Induction Range
- Vent Hood Sub Zero 40" Pro Hood Liner, Stainless Steel
- Dishwasher Cove, 24" Dishwasher, Stainless Steel
- Refrigerator/freezer Sub Zero 36" Classic French Door Refrigerator Freezer, Stainless Steel
- Microwave Sub Zero 24" Transitional Drawer Microwave
- Washer GE Front Large Capacity Load Washer with Steam, White
- Dryer GE Front Large Capacity Load Dryer with Steam, White
- Outdoor Kitchen Wolf, 36" Outdoor Gas Grill
- Outdoor Refrigerator Sub Zero 24" Outdoor Refrigerator

### PLUMBING & FIXTURES

- Kitchen Fixture Kohler with Separate Pull Out Rinse Off Spray
- Kitchen Sink Undermount Single Bowl Sink, White
- Bathroom Fixture Kohler deck-mounted with lever handles, Powder cross handle
- Bathroom Sink Undermount Sink, White
- Tub Free-standing or Undermount Soaking Tub with Stone Surround
- Laundry Fixture Kohler with Separate Pull Out Rinse Off Spray
- Laundry Sink Undermount Single Bowl Sink, White
- Outdoor Fixture Lynx Outdoor Faucet, Stainless Steel
- Outdoor Sink Kohler 15" Outdoor Sink, Stainless Steel

### 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 & Wood Siding

AN ARETÉ COLLECTIVE DEVELOPMENT



# VILLAS & ESTATES





# L O R A L O M A

THOMAS RANCH

## 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