

# The Orion Series

## Included Features

While Koelbel Urban Homes are stunning, their beauty is more than “skin-deep.” Built with quality, forward-leaning features and products throughout, Orion Series homes are designed to be durable and energy efficient, as well as beautiful and delightfully livable. And while homeowners will find our included features “a step above,” we also offer an outstanding slate of options and upgrades to allow you to personalize your home in a variety of ways. The features and products listed below are included in base purchase prices.

### The Impressive Exterior

- Custom designed architecture by notable Neo Studio.
- Brick, Stucco and Composite Siding used on the exterior for durability and rich appearance
- Contemporary accents in architecturally detailed areas
- The building site tested, inspected and designed for specific foundation engineering
- Perimeter drain designed for each building
- 30-year Warranty Composite roof for lasting beauty and durability, in specified areas, per plan
- 4" downspouts with integrated gutter system
- Attached two-car designs with garage door opener
- Multiple outdoor living areas including dining deck off of kitchen

### Energy Efficient Features

- Energy Star Certified
- High efficiency gas forced air furnace up to 98% efficient
- 50 gallon electric hybrid water heater utilizing advanced heat pump technology for high energy efficiency and low operational cost savings
- Programmable thermostat for customization of your heating and cooling needs
- Expanded foam insulating seal on all exterior doors, windows and mechanical penetrations to control air infiltration
- Structurally engineered I-Joist Floor System
- PEX water piping for long-term reliability – PEX is an environmentally friendly product
- Hardwired smoke and carbon monoxide detectors for safety
- 21 SEER central air, sized per plan
- 2 kw photo-voltaic solar panel system included; system is owned, not leased
- CFL or LED bulbs included throughout the home

### The Distinctive Interior

- Engineered pre-finished hardwood flooring on main level including: entry, kitchen, great room and powder bath
- Knock down textured walls and ceilings with contemporary square corner bead
- Painted interior walls and ceilings with flat finish paint
- Doors and trim painted with semi-gloss finish paint
- 32" Contemporary-designed Cosmo Gas Fireplace with tile surround at family room

### The Kitchen

- 42" maple shaker or knotty alder style Cabinetry for a contemporary look
- Solid surface countertops with a variety of color options
- Stainless steel, double or single bowl, 18 gauge under mount kitchen sink,
- Delta brushed stainless pull down designer faucet
- 1/3 H.P. garbage disposal
- KitchenAid Stainless Steel gas range, microwave, and dishwasher standard
- Recessed lighting in the kitchen provides direct lighting and a designer look

### The Master Suite

- Solid surface countertop in all bathrooms
- Ceramic tile shower walls
- Oval, under mount china lavs
- Four piece master bathroom ensemble with double vanity
- Walk-in master bedroom closet, per plan

### Electrical and Lighting

- Recess cans provided with white baffle and white trim, per location on plan
- Ceiling mount fixtures in secondary bedrooms
- Ceiling fan pre-wires at Master Suite and Great Room
- Brushed nickel fixtures at entry, dining room, baths
- Standard security pre-wire

*In keeping with our policy of continuous improvements, Koelbel Urban Homes reserve the right to modify the plans, exterior designs, and/or specifications and may substitute materials and brands of similar quality at any time without prior notice. Included features are subject to availability and may change without prior notice.*  
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