



FEATURES

STANDARD

EXTERIOR

- Designed by award-winning architects, KTG Architecture + Planning
- Spanish architectural-style exteriors
- Private decks (vary per plan)
- Two-panel square front entry door with aged bronze hardware
- Sonoma garage doors
- All garage door openers include two transmitters
- 2-car direct access garage (varies per plan)

INTERIOR

- 13-inch x 13-inch ceramic tile at all entries
- Plush carpet in main living areas, stairs, bedrooms and hallways
- Contemporary 2-panel interior doors with knob hardware (except ADA units)
- Spacious primary bedroom with walk-in closet
- Pre-wired for cable television in all bedrooms
- Pre-wired for CAT5e voice in primary bedroom
- Pre-wired for universal network in living room

KITCHEN

- Solid surface black and white granite countertop with 6-inch backsplash
- Contemporary white Thermofoil cabinets with concealed hinges, adjustable shelves and satin nickel cabinet pulls
- White double bowl sink with garbage disposal
- Contemporary chrome pullout faucet
- Pre-plumbed for ice/water at refrigerator space

- Stainless steel and black 30-inch freestanding gas range, microwave/hood combo and 4-cycle dishwasher

BATHROOMS

- Cultured marble countertop in primary and secondary bath with white undermount sink
- Contemporary white Thermofoil cabinets with concealed hinges, adjustable shelves and mushroom knobs in polished chrome
- Fiberglass tub and/or shower surround (per plan/location)
- Chrome centerset faucet in primary and secondary bath
- Compartmentalized toilet area in primary bath

OLSON CONNECTED HOME

With Olson, better living starts with modern features designed for better connectivity, energy efficiency, and wellness all designed to save you time, minimize your energy footprint and keep you healthy

CONNECTED TECH

Simplify your life with connected features with voice command capability

- Honeywell Pro T-6 Wifi controlled thermostat
- Pre-wired for network devices to maximize Wifi coverage
- Connected Leviton smart wifi light switches at living room and primary bedroom

HEALTHY HOME

Live well and rest easy with healthy home feature that give you peace of mind

- Low VOC interior paint
- MERV air filtration system to ensure superior indoor air quality
- Automatic fire sprinklers with monitoring system at select buildings
- Smoke and carbon monoxide monitors

ENERGY + RESOURCE SAVING

Save money and minimize your energy footprint with features that make your home efficient

- 95% AFUE (Annualized Fuel Utilization Efficiency) ultra low NOx furnace saving you every month
- 16 SEER with 13.0 Energy Efficiency Ratio (SEER) cooling, ventilation and air conditioning system
- Energy-efficient tankless water heater
- Energy Star® certified dishwasher
- High performance attic insulation system
- Home Energy Rating System (HERS) sealed ductwork for maximum energy performance
- Surface mount LED lighting at select locations
- Dual glazed white vinyl windows with low-e glass
- Water efficient faucets
- High efficiency toilets
- Honeywell Wi-Fi controlled thermostat that allows your home temperature to adjust, lowering energy usage and increasing comfort



UPGRADE POSSIBILITIES + COMMUNITY INFO

HOME PERSONALIZATION

- Cabinet door styles and finishes
- Under cabinet kitchen task lighting
- Designer-selected flooring
- Enhanced countertops, backsplashes and shower surrounds
- Two-tone interior paint and accent paint in select locations
- Additional electrical outlets
- Window coverings, including automated operation
- Upgraded appliance packages
- Additional appliances (refrigerator, washer, dryer)
- Upgraded kitchen and bath fixtures
- Under cabinet 600 CFM hood in lieu of microwave
- Ceiling fan prewire and/or ceiling fans
- Prewire for flatscreen television
- Security systems
- Home theatre and sound systems
- Garage epoxy coating
- Low voltage options
- Additional cabinets for storage
- Keyless garage entry
- Mirrored wardrobe doors
- Lighted mirrors at bathrooms

CONNECTED TECH

- Ubiquiti network device(s) for maximum Wifi coverage
- Additional Leviton connected light switches
- Smart appliances (washer, dryer, range, dishwasher and microwave or smart hub)
- Motorized window shades with smartphone and/or voice control capability
- Schlage sense smart deadbolt at front door or garage to home
- Nest E thermostat
- Third generation stainless Nest Learning Thermostat
- My Q Wi-Fi garage door opener
- Security cameras
- Smart home automation package
- Smart kitchen faucet
- U by Moen smart shower

ENERGY + RESOURCE SAVING

- Electric vehicle charger
- Additional ceiling mounted LED light fixtures
- Dual-flush toilets
- Water heater treater
- Recirculation pump for tankless water heater
- Flo by Moen leak detection device

HEALTHY HOME OPTIONS

- Lennox PureAir air purification system
- Reverse osmosis water system

COMMUNITY

- Nestled in a family-centric neighborhood of Rosemead
- Easy access to major LA freeways, major transport hubs, hiking trails, Downtown LA, The Huntington Library, Downtown Pasadena, Dodger Stadium and more
- A great commuting location within close proximity to the 10, 60, 605, and 210 freeway
- Local schools include Willard Elementary School, Temple Intermediate and San Gabriel High School
- Low tax rate and no Mello Roos

Lumina Walk by The Olson Company

8448 Lumen Street #1, Rosemead CA 91770 | (562) 370-9511 | calvarado@theolsonco.com | LuminaWalk.com

All floorplans are preliminary. Olson Homes reserves the right to make changes to prices, programs, features, floorplans, availability, scheduling and delivery of homes, terms and conditions without prior notice or obligation. All home square footage is approximate and pricing is effective date of publication deadline. All renderings are artists' representations only, and not always to scale. Realtors must pre-register your buyer via phone or email prior to their first community visit. See broker registration form for terms and conditions. See Home Advisor for details. Copyright © 2021 Olson Homes, In-Town Living, Inc. and Lumina Walk™. All Rights Reserved DRE LIC #01877641.

