

# COMMUNITY Information





#### **General Information**

4785 Habitat Dr., Fontana, CA 92336 Duncan Canyon Rd. and Coyote Canyon Rd. (909) 345-0030

Total Number of Homes: 84

#### **HOA Dues**

Residents will be part of the Narra Hills Community Association HOA and will pay monthly dues for the maintenance of amenities and common areas, including the recreation center, landscaping and parks. Monthly dues will be \$192 at build-out.

#### **Amenities**

- Gated Neighborhood
- Recreation Center
- Pool & Spa
- Kids' Play Area

- Dog Parks
- Pickleball
- Fire Pit Lounge

# **Estimated Property Taxes**

The estimated effective tax rate is approximately 1.95%.

# Preferred Lender

LANDSEA® MORTGAGE

Powered by NFM Lending

getapproved@landseamortgage.com (888) 577-5977

### **Schools**

#### **Fontana Unified School District**

Sierra Lakes Elementary School Wayne Ruble Middle School Summit High School



- Gated Neighborhood
- High Performance Homes
- LiveFlex® Rooms
- Modern Architecture



# Included Features

#### **High Performance Homes**

Enhancing your home's comfort and convenience while saving money and preserving natural resources.

- Home Automation
- Energy Savings
- Sustainability
- Healthy Lifestyle features

See HPH brochure for details



- CAT 6 wiring
- · Smart front door lock
- Wi-Fi thermostat
- Ecobee smart doorbell

#### **Energy Savings**

- Dual-glazed windows per Title 24
- Rheem® Heat Pump Water Heater
- ENERGY STAR® certified dishwasher
- Energy-efficient LED disc lighting
- Energy-saving insulation in exterior walls and ceilings
- 5.27 kWh solar system with the Power Purchase Agreement (lease or purchase)
- · High-efficiency plumbing fixtures
- Drought-tolerant landscaping in common areas
- · EVCS electric vehicle future conduit

### **Healthy Home**

• Low-VOC paint throughout

#### **Exterior Features**

- Mid-Centrury Modern, California Ranch and Modern Farmhouse inspired architecture
- Designer-coordinated exterior color combinations
- Illuminated house number at entry
- Two (2) hose bibbs
- One (1) gas stub-out
- Rain gutters at entry only (per plan)
- Insulated garage door with two (2) remote openers

#### It's in the Details

- 8' contemporary entry doors
- 10' ceilings
- Two-panel interior doors with Kwikset® Casey levers in Satin Chrome
- 3-1/2" baseboards throughout with 2-1/4" door casing
- · Sherwin-Williams® paint in Swiss Coffee
- Shaw® carpeting in choice of four (4) colors
- 12" x 12" Daltile® AR Choice flooring in select locations in choice of three (3) colors
- Vinyl flooring in select locations in choice of three (3) colors
- White thermofoil Shaker-style cabinets in secondary bathrooms
- Secondary bathrooms include engineered marble counters with 4" backsplash
- Western Pottery rectangular undercounter sinks with Moen<sup>®</sup> Cia<sup>™</sup>

bathroom fixtures

- Powder room features pedestal sinks with polished square mirrors
- Elongated toilets
- Medicine cabinets with polished edge (per plan)

#### **Gourmet Kitchen**

- Samsung® 36" gas cooktop in stainless steel
- · Samsung® dishwasher in stainless steel
- Samsung® microwave in stainless steel
- Samsung® 30" single-wall oven
- European quartz kitchen counters with 1-1/2" flat-edge detail in Riviera, 6" quartz backsplash and full backsplash at cooktop
- · Spacious kitchen island
- White thermofoil Shaker-style cabinets with crown molding, concealed hinges and contemporary bar pulls in satin nickel
- Sonetto undermount single-bowl kitchen sink in stainless steel with Moen® Sleek™ one-handle pulldown faucet in chrome
- InSinkErator Badger® food waste disposal with power cord and air switch in chrome
- 12" x 12" Daltile® flooring in choice of three (3) colors
- USB outlet

### **Primary Suite**

- · Tiled shower and freestanding tub
- White thermofoil Shaker-style cabinets with concealed hinges

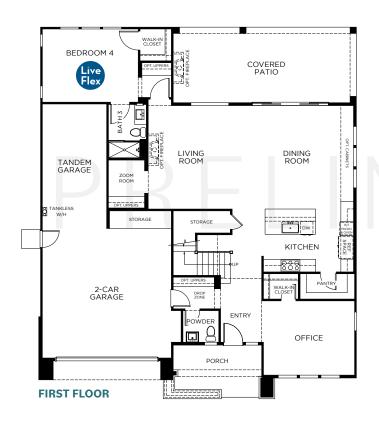
- Engineered marble counters with 4" backsplash and Western Pottery rectangular undercounter sink with Moen® Cia™ bathroom fixture in chrome
- Spacious walk-in closet with shelf and pole
- 12" x 12" Daltile® AR Choice flooring in select locations in choice of three (3) colors
- 26" medicine cabinets with polished edge
- Moen® Align™ bathroom accessories in chrome





# PLAN 1 (70)

4 Bedrooms + Office + Bonus Room • 3.5 Baths 3-Car Tandem Garage • 3,080 - 3,088 Sq. Ft.





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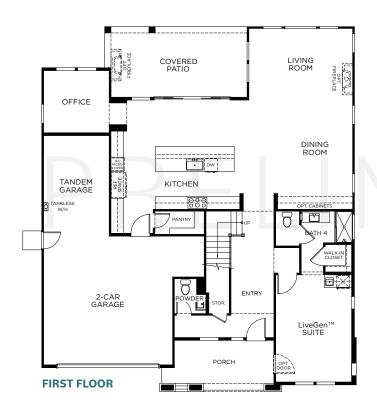
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On the contact of the contact



PLAN 2 (70)

4 Bedrooms + Bonus Room + LiveGen™ Suite • 4.5 Baths 3-Car Tandem Garage • 3,298 - 3,305 Sq. Ft.











PLAN 1 (75)

3 Bedrooms + Office • 3 Baths • 2-Car Garage • 2,375 Sq. Ft.





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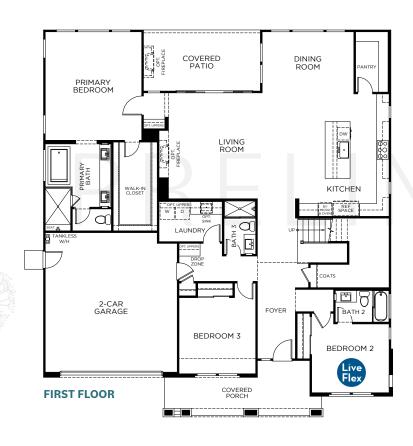
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# PLAN 1X (75)

4 Bedrooms + Bonus Room + Zoom Room • 4 Baths 2-Car Garage • 3,010 Sq. Ft.









PLAN 2 (75)

5 Bedrooms + Bonus Room • 4.5 Baths 3-Car Tandem Garage • 3,339 - 3,351 Sq. Ft.



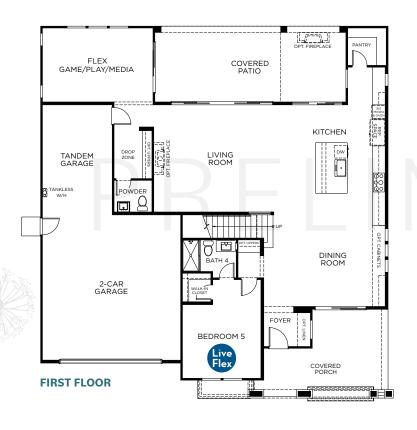






# PLAN 3 (75)

5 Bedrooms + Bonus Room + Media Room • 4.5 Baths 3-Car Tandem Garage • 3,604 - 3,612 Sq. Ft.





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Office + Bonus Room

3.5 Bathrooms

3,080 - 3,088 Square Feet

# **PLAN 1X (75)**

4 Bedrooms

Bonus Room + Zoom Room

4 Bathrooms

3,010 Square Feet

Bonus Room + LiveGen™ Suite

4.5 Bathrooms

3,298 - 3,305 Square Feet

### **PLAN 2 (75)**

5 Bedrooms + Bonus Room

4.5 Bathrooms

3,339 - 3,351 Square Feet

3 Bathrooms

2,375 Square Feet

# **PLAN 3 (75)**

5 Bedrooms

Bonus Room + Media Room

4.5 Bathrooms

3,604 - 3,612 Square Feet



