



Nolin

ANAHEIM



Community INFORMATION

GENERAL INFORMATION

2941 W. Lincoln Avenue
Anaheim, CA 92801
On the corner of Lincoln Avenue
and Beach Boulevard
(714) 333-0277
Total Number of Townhomes: 65

HOA DUES

Residents will be part of the Nolin Community HOA and will pay monthly dues for the maintenance of amenities and common areas, including landscaping and parks. Monthly dues range from approximately \$248 to \$275 at build-out.

AMENITIES

- » Gated Dog Park
- » Tot Lot Play Area
- » Bbq Areas
- » Picnic Tables
- » Passive Open Space

ESTIMATED PROPERTY TAX

The estimated effective tax rate is approximately 1.2%.

LENDING PARTNER



850 W. Elliot Road., Suite 101, Tempe, AZ 85284
(480) 999-4783

SCHOOLS

Glen H. Dysinger Sr. Elementary
(Centralia Elementary School District)

Dale Junior High
(Anaheim Union High School District)

Savanna High School
(Anaheim Union High School District)

unique features

- High Performance Homes
- LiveFlex® Rooms
- Modern Architecture

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LANDSEA
HOMES
Live in your element®

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INCLUDED FEATURES

HIGH PERFORMANCE HOMES

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

- Home Automation supported by Apple® technology
- Energy Savings
- Sustainability
- Healthy Lifestyle features



SEE HPH BROCHURE FOR DETAILS

HOME AUTOMATION

- Apple® HomePod mini®
- CAT 6 wiring
- Kwikset® Halo Touchscreen Wi-Fi Enabled Smart Lock
- Honeywell® T6 Pro Smart Thermostat
- LiftMaster® garage opener with myQ® technology
- Three iDevices® Wi-Fi Enabled Dimmer Switches (per location)
- Doorbell camera pre-wired
- Wireless Internet MeshNet
- White glove service

ENERGY SAVINGS

- Dual-glazed windows per Title 24
- Rheem® tankless water heater
- ENERGY STAR® certified dishwasher
- Energy-efficient LED disc lighting

- Energy-saving insulation in exterior walls and ceilings
- Standard 3.20 kWh solar system with the Power Purchase Agreement
- High-efficiency plumbing fixtures
- Drought-tolerant landscaping in common areas
- EVCS electric vehicle future 1" conduit

HEALTHY HOME

- REME HALO® whole home air purifier
- Low-VOC paint throughout home

EXTERIOR FEATURES

- Private deck (per plan)
- Private porch (per plan)
- Modern Prairie-inspired architecture
- Designer-coordinated exterior color combinations
- Illuminated house number
- Hose connections (per location)
- Insulated garage door with two remote openers

IT'S IN THE DETAILS

- 8' contemporary entry door
- 9' ceilings
- Two-panel interior doors with Kwikset® Ladera levers in chrome
- 3-1/2" baseboards throughout with 2-1/4" door casing

- Wall-mounted handrail with woodcap at low walls
- Sherwin-Williams® paint in Swiss Coffee
- Shaw® carpeting in choice of four colors
- 12"x12" Daltile® tile flooring in choice of three colors (per location)
- White thermofoil Shaker-style cabinets in secondary bathrooms
- Secondary bathrooms include Bella Marble counters in Bianco Carrara with 4" backsplash and oval undermount sinks with Moen® Gibson fixtures in chrome
- Powder bathrooms feature pedestal sinks with polished oval mirror (Plan 5 – applies to second-floor powder only)
- Elongated toilets
- Medicine cabinets with polished edge (per plan)
- Moen® bathroom accessories in chrome
- Side-by-side laundry (per plan)
- Stacked laundry (per plan)

GOURMET KITCHEN

- Samsung® Freestanding 30" Gas Range in stainless steel with five burners
- Samsung® dishwasher with digital touch controls in stainless steel
- Samsung® over-the-range 30" microwave oven in fingerprint-resistant stainless steel
- European quartz kitchen counters in Riviera with 1-1/2" square-edge detail and 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 brushed nickel
- Sonetto Double Bowl Stainless Steel Sink with Moen® Sleek One-Handle Pulldown Faucet in chrome
- InSinkErator Badger® food waste disposal with Air Switch in chrome
- 12"x12" Daltile® tile flooring in the choice of three colors
- USB outlet

PRIMARY BEDROOM AND BATHROOM

- Aquatic shower stall with seat and semi-frameless enclosure
- Bella Marble counters in Bianco Carrara with 4" backsplash and oval undermount sink with Moen® Gibson fixtures in chrome
- White thermofoil Shaker-style cabinets with concealed hinges
- Spacious walk-in closet with shelf and pole
- CAT 6 prewired phone outlet
- 12"x12" Daltile® flooring in choice of three colors (per location)
- Medicine cabinets with polished edge (per plan)
- Moen® Glyde bathroom accessories in chrome
- Dual primary bathroom sinks

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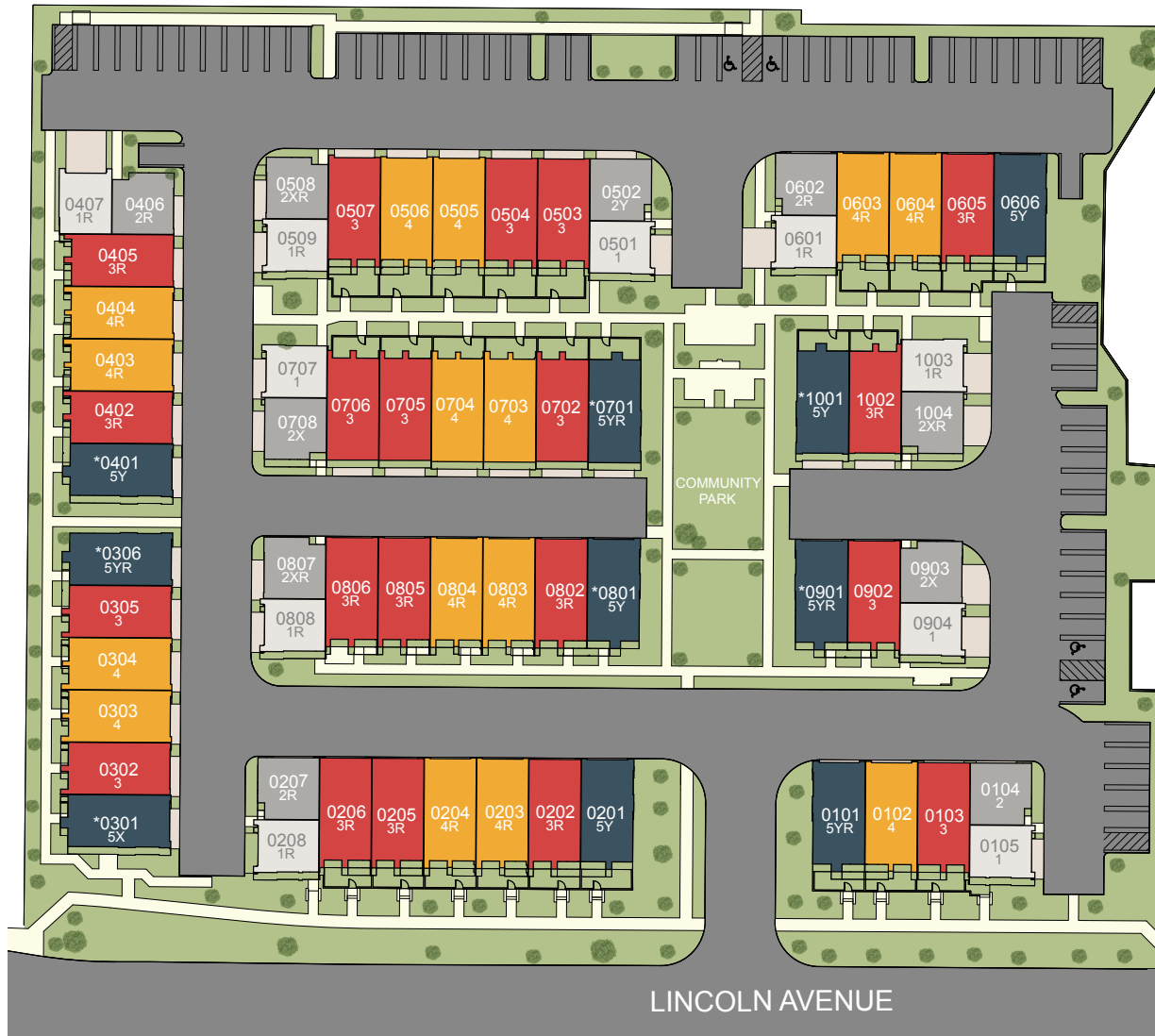
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- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4
- PLAN 5

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