



## FEATURES

### EXTERIOR

- Spanish architectural style
- Private decks (size vary per plan)
- Two-panel square front entry door with aged bronze hardware
- All garage door openers include two remote transmitters
- 2-car direct access garage (size 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 CAT6e voice in primary bedroom
- Pre-wired for universal network in living room

### KITCHENS

- Solid surface black and white granite counter top 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
- Stainless steel and black 30-inch freestanding gas range, microwave/hood combo and 4-cycle dishwasher
- Pre-plumbed for ice/water at refrigerator space

### BATHROOMS

- Cultured marble countertop with white undermount sink
- Contemporary white thermofoil cabinets with concealed hinges and adjustable shelves with satin nickel cabinet pulls
- Fiberglass tub and or shower surround (per plan)
- Chrome centerset faucets

- Compartmentalized toilet area in primary bath
- Fiberglass 3-wall shower 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.*

- Nest Wi-Fi controlled thermostat
- Pre-wired for network devices to maximize Wi-Fi coverage
- Wi-Fi smart switches at living room and master bedroom
- Nest Hello video doorbell

### ENERGY & RESOURCE SAVING

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

- Solar energy system that reduces your energy bill and helps protect the environment
- Environmentally friendly, energy efficient, low emissions tankless water heater
- Energy Star® certified dishwasher
- Low NOx furnace to reduce emissions and air pollution
- Sealed insulated ducts to reduce air leaks and increase efficiency
- High performance attic insulation system to reduce heat transfer and save energy
- Home Energy Rating System (HERS) sealed ductwork for maximum energy performance
- Energy efficient surface mounted LED lighting at select locations
- Dual glazed white vinyl windows with low-e glass which radiates less heat and

reduced energy loss by 30-40%

- Highly efficient faucets, showerheads, and toilets to save water
- Nest e Wi-Fi controlled thermostat that allows your home temperature to adjust, lowering energy usage and increasing comfort

### HEALTHY HOME

*Live well and rest easy with healthy home features that give you peace of mind.*

- PureAir air filtration system with a HEPA filter
- Low VOC interior paint, cabinetry, and flooring
- UV blocking windows
- High performance ventilation systems to improve air quality
- MERV air filters to improve air quality
- Comprehensive sealing elements to help reduce drafts, moisture, dust, pollen, and noise with HERS rating on every floorplan
- Carbon monoxide and smoke detector monitors for safety
- Automatic fire sprinklers system for safety
- Solar energy for clean energy
- Laundry and bath fan with humidity sensing vent/fan to help control moisture and prevent mold and mildew

*\* Seller has arranged with a third party solar company to install solar to serve the property. As a part of the buyer's purchase of the property, buyer will be required to enter into an agreement with the solar company to lease the system. See Home Advisor for details. Some connected features may require monthly subscriptions.*



## UPGRADE POSSIBILITIES + COMMUNITY INFO

### HOME DESIGN 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 motorized 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 flat screen television
- Security systems
- Home theater and sound systems
- Garage epoxy coating
- Low voltage options
- Additional cabinets for storage
- Key less garage entry
- Mirrored wardrobe doors

### CONNECTED TECH

- Ubiquiti network device(s) for maximum WiFi coverage
- Brilliant Smart Home System
- Additional connected switches
- Smart appliances (washer, dryer, range, dishwasher and microwave)
- Motorized window shades with smartphone and/or voice control capability
- Wi-Fi controlled garage door opener

- Nest Learning thermostat
- Nest Hello video doorbell
- Security cameras
- Smart kitchen faucet
- U by Moen smart shower

### ENERGY & RESOURCE SAVING

- Electric vehicle charger or pre-wire
- Additional ceiling mounted LED light fixtures
- Dual-flush toilets to reduce water usage
- Recirculation pump for tankless water heater
- Water heater treater to reduce build-up
- Flo by Moen leak detection device
- Recirculating pump to save water

### HEALTHY HOME OPTIONS

- Reverse osmosis water system for kitchen sink and refrigerator
- REME Halo LED air purifier for use in ducts
- Whole house fan to bring fresh inside improving indoor air quality
- Touchless kitchen faucet to reduce germs and bacteria
- Touchless powder bath faucet to reduce germs and bacteria
- Pure wash is a smarter way to do laundry. By infusing "activated oxygen" transforms the water going into your washing machine. The purification process cleans laundry using cold water and less detergents and leaves your laundry fresh and fluffy by reducing orders caused by bacteria, mold, and mildew.

### COMMUNITY

- Azalea Walk is a new boutique community of eco-friendly townhomes that offer a dynamic urban lifestyle and access to the best of SoCal and South Bay living.
- Centrally located in Gardena, Azalea Walk puts you minutes from a thriving restaurant scene, world-class entertainment, top beaches for year-round surfing, and so much more.
- A great commuting location within close proximity to the 110, 405, 91, and 105 freeways
- Local schools include 135th Street Elementary School, Robert E Peary Middle School and Gardena Senior High School
- Low tax rate and no Mello Roos
- Vehicular gates at community entry that open when a car approaches
- Outdoor entertainment area with BBQ, shaded dining area, fire pit and open lawn area.

---

**Azalea Walk by The Olson Company**  
1335 W. 141st Street Gardena, CA 90247 | (562) 370-9518 | [azalea@theolsonco.com](mailto:azalea@theolsonco.com) | [AzaleaWalk.com](http://AzaleaWalk.com)

The Olson Company reserves the right to make changes to prices, programs, features, floor plans, availability, scheduling and delivery of homes, terms and conditions without prior notice or obligation. All home square footage is approximate and pricing is effective at date of publication deadline.\*Licensed brokers and real estate agents are eligible to receive a \$10,000 commission on the sale of any Olson home. To take advantage of this broker program, you must register your client in person prior to or on your clients first community visit to be eligible for commission.. See broker registration form for terms and conditions. See Home Advisor for details. Copyright © 2022 Olson Homes and In-Town living, Inc. All rights reserved. DRE LIC #01877641.