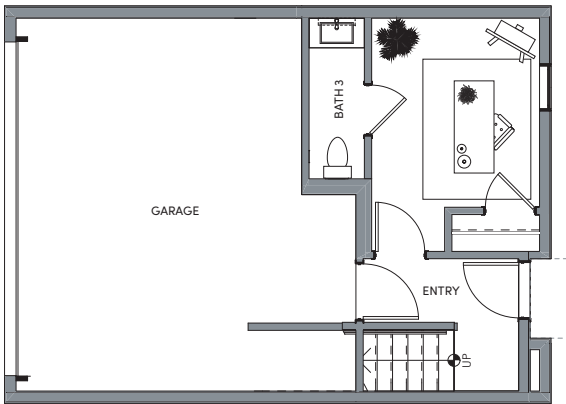


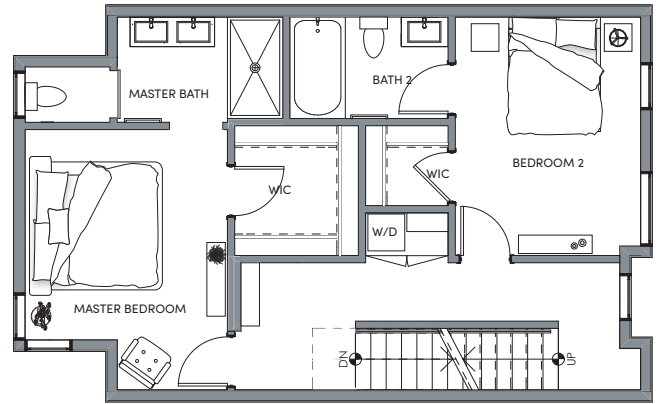
**CUE****NoHo**

APPROX 1,788 SQ FT  
 ROOF DECK 241 SQ FT  
 3 BEDROOMS  
 2 BATHROOMS  
 2 POWDER ROOMS

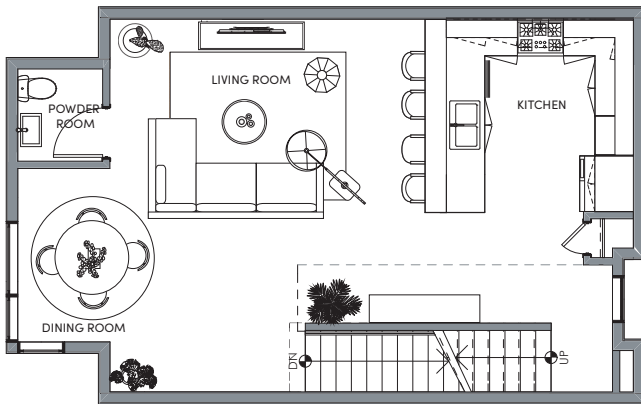
# PLAN A4



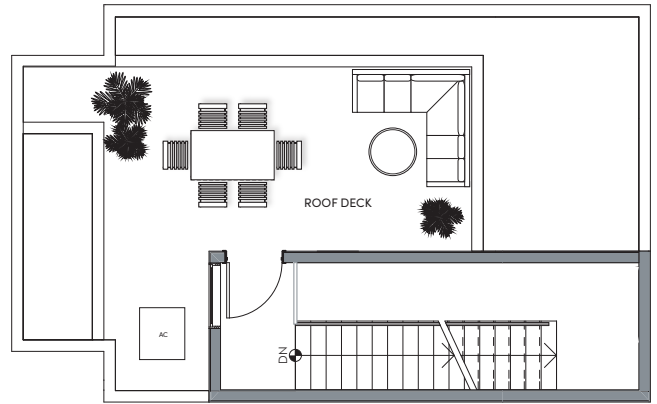
First Floor



Second Floor



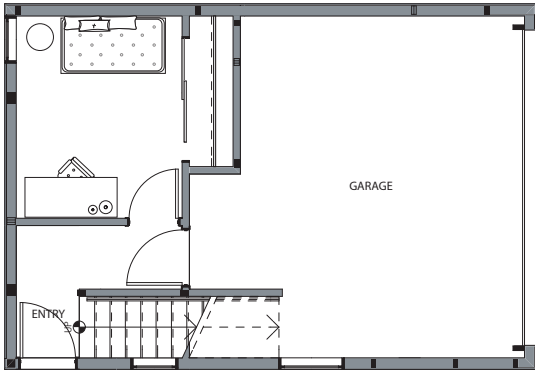
Third Floor



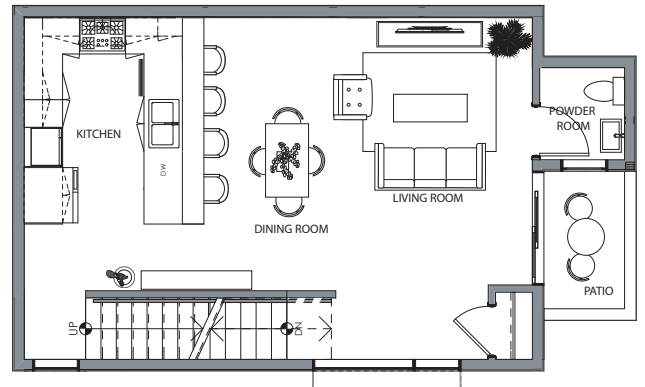
Roof Top

APPROX 1,571 SQ FT  
ROOF DECK 206 SQ FT  
3 BEDROOMS  
2.5 BATHROOMS

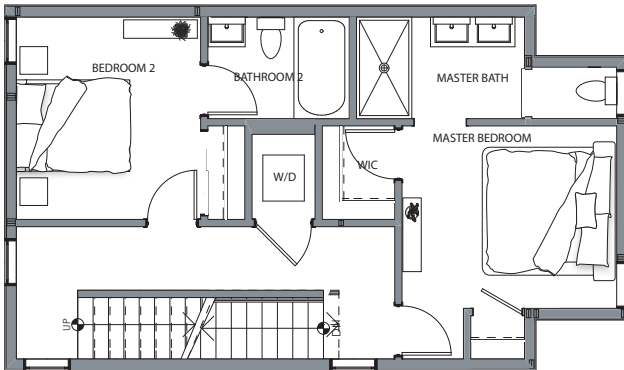
# PLAN B1



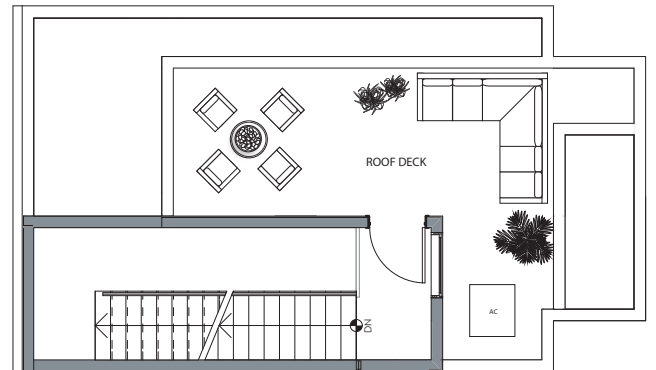
First Floor



Second Floor



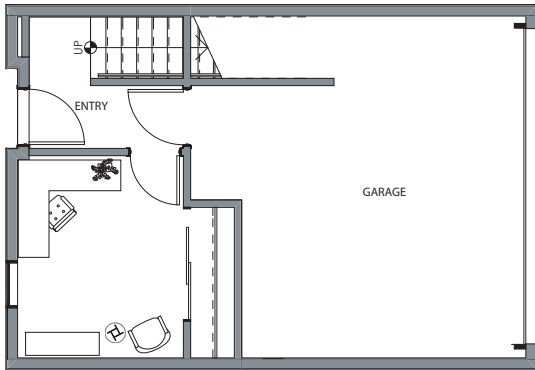
Third Floor



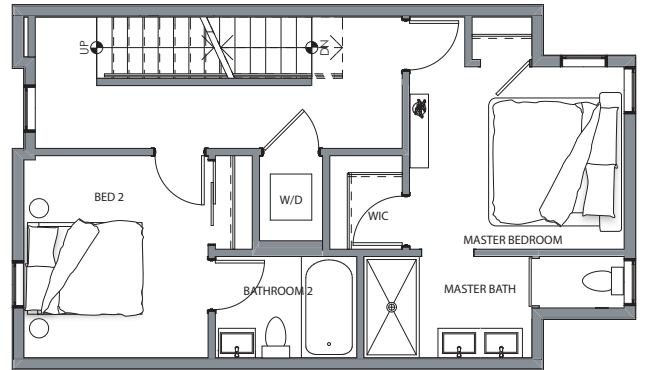
Roof Top

APPROX 1,607 SQ FT  
ROOF DECK 206 SQ FT  
3 BEDROOMS  
2.5 BATHROOMS

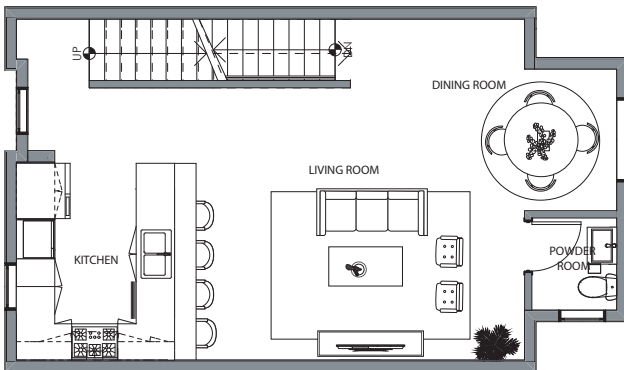
# PLAN B2



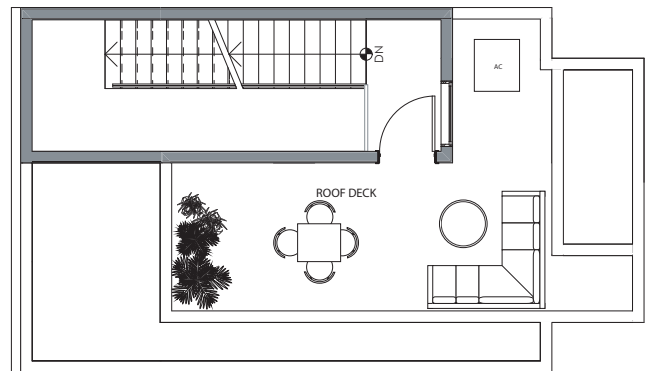
First Floor



Second Floor



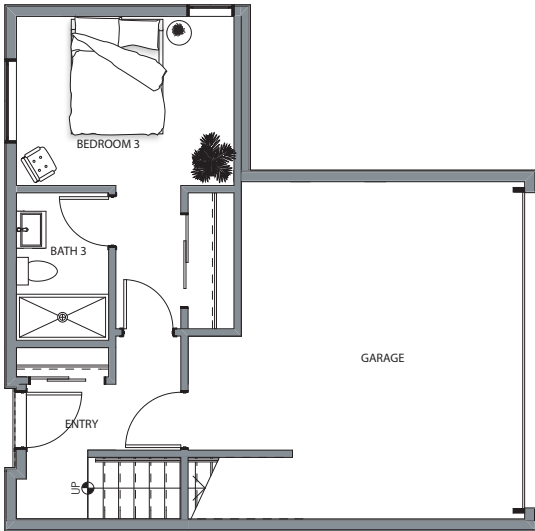
Third Floor



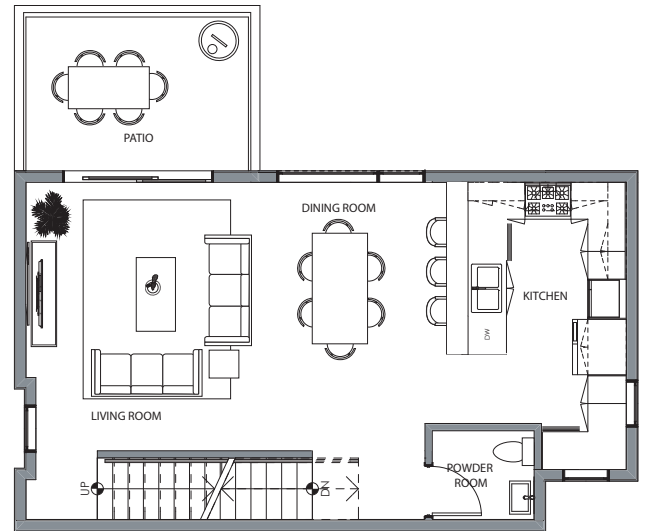
Roof Top

APPROX 1,786 SQ FT  
ROOF DECK 207 SQ FT  
3 BEDROOMS  
3.5 BATHROOMS

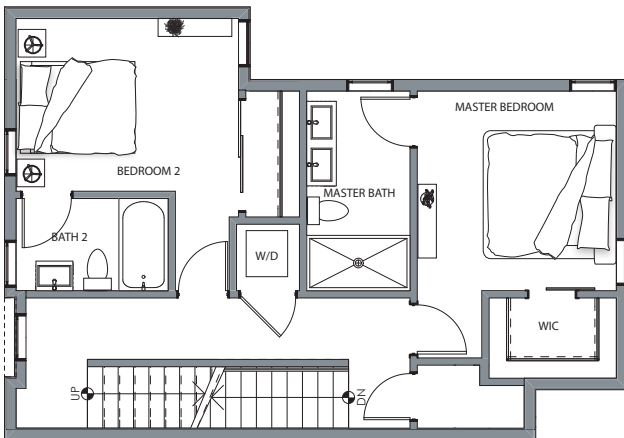
# PLAN C



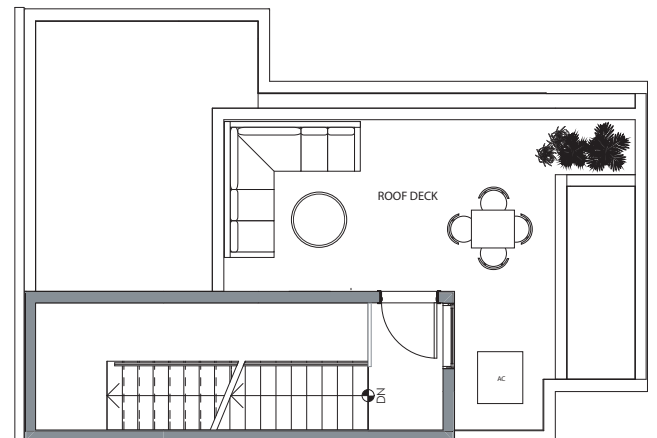
First Floor



Second Floor



Third Floor



Roof Top

## Residence

- Therma-Tru fiberglass entry door with glass
- Milgard Style Line series low E, dual glazed windows
- WiFi enabled keyless entry handle set in satin nickel finish
- Flush panel garage doors with Liftmaster WiFi compatible opener
- Contemporary paint grade open rail stair system (locations per plan)
- Flat panel interior doors with Schlage lever hardware
- Luxury vinyl plank flooring at entries, kitchen, living, dining and powder rooms (and 2nd floor hallway on plans A4 & B2 only)
- Designer selected porcelain tile flooring in all full baths and laundry
- Upgraded carpet in bedrooms, stairs and hallways (per plan)
- Delta Trinsic single handle chrome bath fixtures
- Flat baseboard with complimentary door casing
- Voice activated window coverings at select key locations

## Kitchen

- Solid surface Quartz countertop with full tile splash
- Flat panel cabinetry in two color options: white or gray Thermofoil
- Stainless steel Bertazzoni appliance package:
  - 30" Drop in cooktop with 4 burners
  - 30" Single oven – convection
  - Built-in 30" slide out range hood
  - 30" Built-in microwave
  - 24" Dishwasher
  - 31" Freestanding refrigerator with bottom freezer
- Single bowl undermount stainless steel sink
- Under cabinet task lighting
- Recessed LED can lights with voice activated switches in key locations

## Master Bathroom

- Solid surface Quartz composite countertops and Delta Trinsic fixtures
- Contemporary floating vanity
- 4x12 White subway tile in shower to the ceiling
- Heavy duty clear glass; semi-frameless shower enclosure
- Comfort height and elongated toilet
- Water recirculation switch

## Green Features

- High efficiency tankless water heater
- Energy-saving insulation
- Multi zone gas heat pump and mini-split air conditioning with Trane WiFi compatible thermostats
- Water based zero VOC paints used throughout
- Future car charging raceway conduit

## Exceptional Features

- Structured media box at master bedroom
- Electronic smoke/carbon monoxide detectors
- Combo TV/data in all bedrooms
- CAT 6 phone jacks at kitchen and master bedroom
- Flat screen prewire at great room

## Connected Home Features

- Schlage Connect WiFi enabled keyless entry handle set
- Ring Video Doorbell
- Amazon Echo
- Eero Wireless Access Points
- Trane WiFi compatible thermostats
- WiFi compatible garage door opener
- WiFi smart light switches at key locations
- Voice & WiFi activated window coverings at key locations
- White glove connection service

## Upgrade Possibilities

- Window coverings at additional locations
- Washer/dryer

**Q: How many homes will be built at CUE?**

**A:** As a CUE homeowner, you will be a part of a very special neighborhood consisting of a total of 20 small lot single family homes.

**Q: How large are the homes?**

**A:** Our collection of homes incorporates 3 bedrooms and range in size from approximately 1,571 to 1,788 square feet.

**Q: What is the property tax rate?**

**A:** The total property tax rate is approximately 1.25%

**Q: What are the HOA fees?**

**A:** The maintenance of CUE's private streets and common areas will be covered in an assessment of approximately \$181 per month.

### Q: What are Designer Curated Interiors?

**A:** We've gathered all of the best elements of design into two distinctive interior color schemes that have been pre-selected per homesite. Schemes include cabinetry, countertops, fixtures and more and are inspired by the most current interior design trends and have been assembled to complement the array of included features and your own furnishings and accessories.

**Q: I am ready to purchase, what is the next step?**

**A:** All purchasers will be required to obtain pre-qualification by our loan representative from Wells Fargo Home Mortgage, Hallie Johnson 949.689.8190. A deposit in the amount of \$25,000 is required to reserve your selected home. Next is signing the necessary documents to complete your purchase. Ask our sales representative for more information or refer to our sales procedures.

**Q: What are the local schools?**

**A:** Toluca Lake Elementary School (Grades K – 5)  
4840 Cahuenga Blvd, North Hollywood, CA 91601  
818.761.3339

Walter Reed Middle School (Grades 6 – 8)  
4525 Irvine Ave, North Hollywood, CA 91602  
818.487.7600

East Valley Senior High School (Grades 9 – 12)  
5525 Vineland Ave, North Hollywood, CA 91601  
818.753.4400

Please contact LAUSD 213.241.1000 for current information on our award winning and high performing schools.

# WHAT'S NEARBY

- 1 24 HOUR FITNESS
- 2 THE FEDERAL NOHO
- 3 PITFIRE PIZZA
- 4 REPUBLIC OF PIE
- 5 ST ANNE'S RESTAURANT & BAR
- 6 TEAPOP
- 7 IDLE HOUR
- 8 THE HABIT BURGER GRILL
- 9 HAHA CAFE COMEDY CLUB
- 10 TRADER JOE'S
- A VALLEY VILLAGE MONTESSORI SCHOOL
- B WALTER REED MIDDLE SCHOOL
- C THE WESLEY SCHOOL
- D EAST VALLEY SENIOR HIGH SCHOOL
- E TOLUCA LAKE ELEMENTARY SCHOOL





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