

# DARKHORSE

## LOT 92

12977 Austin Forest Circle  
Auburn, CA 95602

4336 Square Foot – Single Story

3 bedroom, 3 ½ bath, den, bonus room, 3 car garage,  
front courtyard, back covered patio.

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# FEATURES AND AMENITIES

## Exterior

Farmhouse elevation with designer selected color palette  
Hardy siding  
Smooth stucco  
Tile roofing  
Front yard landscaping with weather sensing irrigation system  
Large front courtyard with diamond pattern concrete  
Large covered backyard lanai with fireplace  
Designer selected coach lighting  
Designer garage doors  
Solar panels  
500 gal propane tank (Buried for clean look)

## Kitchen

Painted White Shaker style cabinetry with 2nd stack with glass  
Large oversized Island  
Monogram appliances package, includes double oven/micro, 2 dishwashers, 48' cooktop and hood, 42" refrigerator  
Large stainless-steel sink with pull out faucet  
Solid surface quartz counter tops with full backsplash  
Large oversized pantry

## Interior Features

Imperfect smooth walls  
Hardwood flooring in entry, kitchen, nook, great room, dining room, game room, master bedroom and hallways  
10' ceilings or higher  
8' 5 panel doors with 3" casing throughout  
Painted baseboards throughout  
Ceiling fan in family room, primary bedroom, game room, all secondary bedrooms  
LED lighting  
Tankless water heater  
Fire sprinklers per plan  
Fireplace in family room  
Black door hardware

## Luxurious Primary Bathroom

Dual vanity sinks with quartz counters  
Walk in shower with 3 shower heads, and 12x24 designer wall tile  
12x24 designer tile flooring  
Black plumbing  
Large freestanding tub

## Stylish and Efficient Secondary Baths

12x24 tile floors  
4x16 designer tile tub/shower walls  
Black plumbing fixtures

## Laundry Room

Large laundry room with lots of Laundry cabinets with broom closet  
Laundry sink  
designer tile floor

## Technology

Keyless entry  
Video doorbell  
Central vac system  
Flat screen future pipe at family room, primary bedroom, backyard lanai  
Cat -6 and RG-6 cable to family/great room, primary bedroom all secondary bedroom  
1 Wireless access point  
Smart home package- Republic Elite  
And so much more.....

