



CLEVER 1 ADU

Features & Upgrades



High quality materials and essential appliances are included in the base price. Curated upgrades available.

385 sq ft + 55 sq ft deck (12 x 38 ft)

Intangibles:

- Designed by international award-winning architect
- Easy access to owners (HOMEPLEX & Clever CEOs)
- Online dashboard to track real-time build progress
- Large, modern factory with in-house quality assurance team and 500-point inspection

Structure & Exterior (all included):

- Standing seam metal roof w/ ice & water shield
- Vented rain screen w/ fully flashed & sealed openings
- Fire Resistant HardiePanel fiber cement siding
- Industrial steel frame with structural C-channel

Interior (all included):

- Luxury vinyl plank flooring
- Drywall with textured fiberglass wall covering
- Low-VOC, premium Sherwin-Williams paint.
- High ceiling with luxury wood paneling
- Custom-designed cabinetry that optimizes space & storage (w/Murphy bed)

Energy Efficiency (all included):

- 100% thermal break between steel frame & interior
- Double-pane windows meeting stringent CA energy codes & fire resilient tempered glass
- Fiberglass Insulation: R-27 floor, R-15 wall, R-19 ceiling (see below for available cold weather upgrades)

Electrical & Plumbing (all included):

- Optional black and gray water split
- Insulated plumbing PEX-A (BPA-free) freshwater pipes
- Title 24 compliant electric heat pump water heater
- AFCI/GFCI outlets to meet CA Building Code
- Built to the latest national electric code and international plumbing code

HVAC & Heating:

- Energy-efficient dual zone mini-split (heat/ac)
- Energy recovery ventilator w/air filtration
- Bathroom exhaust fan
- Vented range hood
- Luxury heated floors: \$3,995 Upgrade

Kitchen:

- Large quartz countertops
- Premium soft close drawers & cabinets
- LED under-counter lights
- Large sink with accessories
- 10 cubic foot refrigerator
- Induction cooktop
- Available Kitchen Upgrades
 - Oven (\$1,370)
 - Drawer dishwasher (\$2,080)
 - Drinking water filter in kitchen (\$250)
 - Garbage disposal (\$250)

Bathroom:

- Real tile with mold-resistant epoxy grout
- Large vanity and medicine cabinet with mirror
- 30x60 Alcove bathtub
- Standard flush toilet
- Available Bathroom Upgrades
 - Shower w/glass door (\$995)
 - Glass door for bathtub (\$800)
 - Shower/bath safety bars (\$150)

Lifestyle Feature Upgrades:

- Stacked and vented washer/dryer hookups, W/D unit and installed and delivered in unit (\$2,430)
- Top-Down/Bottom-Up Cellular Shades (\$3,070) regular \$ - *Offered at no cost with HOMEPLEX order*
- Ethernet wiring (\$1,050)

Rockies Edition (Sub-zero weather): \$14,995

- Arctic Mini-split (-22F)
- R-49 Roof Insulation
- Interior Rinnai on-demand propane water heater
- Free shipping to all Western states.

Solar/Off-Grid Additions

- On-grid Solar: \$14,995
- Off-grid Solar: \$16,995
- Off-grid composting toilet: \$2,080
- Off-grid dry-flush toilet: \$2,080