

# LA ESTANCIA GOLD COLLECTION



## ~ Standard Features ~

### FIRM FOUNDATIONS

- ◇ Steel reinforced concrete foundation over engineered & tested building pads
- ◇ 2"x4" exterior frame construction
- ◇ Engineered manufactured roof trusses
- ◇ Thermal insulation, accumulated value - ceilings: R - 38 walls: R - 19
- ◇ Copper wire electrical system
- ◇ Maniblock plumbing system
- ◇ Energy efficient propane gas furnace and water heater
- ◇ Central air conditioning
- ◇ Engineered flood protection
- ◇ Foundation pre-treatment for termite control

### BREATHTAKING EXTERIORS

- ◇ Contemporary architecture with choice of three distinctive elevations for each plan: Southwest, Territorial or Tuscan
- ◇ Synthetic stucco finish over full foam wrap
- ◇ Concrete roof tile
- ◇ 10' exterior walls
- ◇ Custom 8' entry door
- ◇ Two or three car garage with automatic door opener
- ◇ Address identification fixture
- ◇ 16" colored concrete skirt/splash-guard
- ◇ Colored concrete driveway, patio & walkways
- ◇ Covered patio - most models, with colored seamless slate concrete and gas barbecue stub
- ◇ Custom designed front landscaping with automatic sprinkling system
- ◇ Block or block & rail rear yard privacy walls - most lots
- ◇ Hose bib faucet-front, side and rear of home
- ◇ Walled entry courtyard
- ◇ Stone accents - most models

### STATE-OF-THE-ART INTERIORS

- ◇ Dramatic 10' to 14' coffered ceilings
- ◇ 8' Santa Fe style doors
- ◇ Ceramic tile flooring in entry, halls, bathrooms, kitchen, nook and utility room
- ◇ Quality wall to wall carpet
- ◇ Central vacuum system
- ◇ .85 sq.' lighting allowance
- ◇ Deluxe 2000 series vinyl double pane windows with low-E coating

- ◇ Two upper cabinets in utility room
- ◇ Emergency smoke detectors
- ◇ Pre wired for fiber optic television, telephone, and high speed internet
- ◇ Ceiling fans (4) with light dimmers
- ◇ Rounded drywall corners
- ◇ Oversized baseboard and kerft door and window openings
- ◇ Accent walls for faux paint or plaster (3)
- ◇ Paint accent on doors, trim and ceiling coffers
- ◇ Santa Fe bi-fold closets doors
- ◇ Silent decor light switches
- ◇ Propane gas fireplace - most models
- ◇ Plumbed for water softener
- ◇ Plumbed for gas dryer
- ◇ Sound proof plumbing-wall in master bedroom and around utility room

### GOURMET KITCHENS

- ◇ Custom designed hand-crafted cabinets with a 6" toe kick ( Your choice of natural alder, natural or rustic maple)
- ◇ Vinyl coated cabinet interiors
- ◇ Granite counter tops
- ◇ Profile series stainless steel GE four-burner gas range top with hood, vented to outside
- ◇ Hot water tap above range
- ◇ Profile series stainless steel GE built-in convection oven, microwave and dishwasher
- ◇ White porcelain double sink with sprayer and disposal
- ◇ Ice maker line to refrigerator space

### LUXURIOUS BATHROOMS

- ◇ Custom designed and hand-crafted cabinets
- ◇ Tile in all baths with ceramic tile tub and shower surrounds
- ◇ Ceramic tile and glass-block shower in master bath - some models
- ◇ Glass-block corner windows - some models
- ◇ Jetted tub in master bath
- ◇ Elongated handicap toilet in master bath
- ◇ Double sinks in master bath - most models
- ◇ Ceramic tile shower surrounds in guest bath
- ◇ Cast iron tub in guest bath
- ◇ Elongated toilets
- ◇ Antique nickle faucets and hardware
- ◇ Expansive plate glass mirrors