

LA ESTANCIA SILVER 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 termites

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 and grooved 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
- ◇ 6'8" Santa Fe style doors
- ◇ Ceramic tile flooring in entry, bathrooms, kitchen, and utility room
- ◇ Quality wall to wall carpet

- ◇ Deluxe 900 series vinyl double pane low-E windows
- ◇ Plumbed for central vacuum system
- ◇ .65 sq' lighting allowance
- ◇ Two upper cabinets in utility room
- ◇ Emergency smoke detectors
- ◇ Pre wired for fiber optic television, telephone, and high speed internet
- ◇ Ceiling fans (3)
- ◇ Rounded drywall corners
- ◇ Oversized baseboard and kerft door and window openings
- ◇ Accent walls for faux paint (2)
- ◇ Paint accent on doors, trim and ceilings
- ◇ Santa Fe bi-fold closet doors
- ◇ Silent decor light switches
- ◇ Propane gas fireplace - most models
- ◇ Plumbed for gas dryer
- ◇ Plumbed for water softener

GOURMET KITCHENS

- ◇ Custom designed hand-crafted cabinets w/ 6" toe kick - your choice of natural alder, natural or rustic maple
- ◇ Vinyl coated cabinet interiors
- ◇ Ceramic tile or Meganite (acrylic solid surface) counter tops
- ◇ Upgraded GE gas range, dishwasher and vented microwave
- ◇ White porcelain double sink or Meganite sink, both with sprayer and disposal
- ◇ Ice maker line to refrigerator space

LUXURIOUS BATHROOMS

- ◇ Custom designed and hand-crafted cabinets - your choice of natural alder, natural or rustic maple
- ◇ Ceramic tile counter tops and porcelain sinks, or Meganite (acrylic solid surface) counter tops and sinks
- ◇ Ceramic tile tub and shower surrounds
- ◇ 5 Ft. garden tub in master bath
- ◇ Elongated toilets
- ◇ Double sinks in master bath - most models
- ◇ Antique bronze faucets and hardware
- ◇ Expansive plate glass mirrors
- ◇ Cast iron tub in guest bath