

Valencia

Architecturally Styled Homes

Valencia offers six professionally designed floor plans with complimentary exteriors; including plans with our **Supergarage™**. The standard garage plus **Supergarage™** comes with an automatic door opener.

Exceptional Exterior Features

- Designer Garage Doors w/ windows per plan
- Eagle Low Maintenance Concrete Roof Tile with 50-yr Limited Warranty
- Full Spanish Lace stucco application on all sides with sand finish pop-outs on front of home
- **Front Yard Desert Landscape Package with Automatic Drip System**
- 2" PVC pipe under driveway for future sprinkler system
- Solid Masonry Colored Block Fence Enclosing Rear Yard for Privacy and Security along w/ 4' Wrought Iron Gate with Redwood Slats on Garage Side of Home
- Hose Bib in front and back yard
- Weather-proof receptacles (front and rear of home)
- Energy efficient, low maintenance 8' Tall Fiberglass Front Door w/ Security Viewer and Kwikset Belleview Handle set in Rubbed Bronze w/ Secure Dead Bolt (exterior)
- Engineered Post Tension Slab
- Large Covered Patios

Impressive Interior Features

- Upgraded Satin Nickel Interior Light Fixtures
- 8' high Entry Doors and Sliding Glass Doors per plan
- Kwikset Polo Satin Nickel Interior Door Knobs w/ Matching Hinges
- Rounded Drywall Corners Including Windows
- Finished Garage Interior
- Custom Upgraded Light Fixtures on Garage and Entry
- Rocker Light Switches
- Painted Wood shelving in closets, pantries & linens
- Aquapex® Plumbing
- Preferred Copper Wiring (110 volt circuits)
- 200 Amp electrical service
- Conveniently pre-wired for Two TV and Two Telephone outlets
- Pre-wired for Ceiling Fan Outlet w/ 1 Switch in Family Room and Master Bedroom
- GFI outlets in bath, kitchen and garage for safety
- Smoke detectors per municipal code for family safety
- 220 Volt Electric Dryer Outlet with recessed vent
- Hand skip troweled texture on walls and ceiling
- Ceramic Tile Flooring at Entry, Kitchen, Laundry and Bath areas
- Wall-to-wall carpeting in choice of designer colors in living, family room, halls and all bedrooms

Elegant Bathrooms

- Cultured Marble Bath Vanities
- **Garden Oval Tub w/ Separate Shower w/ Marble Surrounds**
- Delta Satin Nickel Bath Fixtures in all Bathrooms
- Satin Nickel Finish Bath Accessories
- Raised Vanity in Master Bath
- Elongated Toilets

Kitchens, Pantries, and Laundry Rooms

- **Stainless Steel Frigidaire Appliances - Electric Range w/Self-Cleaning Oven, Microwave mounted over Range, and Dishwasher**
- Custom crafted Birch Cabinets
- 36" Upper Cabinets w/ Crown Molding
- Kitchen Island w/ Overhang per plan
- Recessed Can Lighting in Kitchen (per plan)
- **Granite Kitchen Countertops in choice of Colors**
- **Upgraded Single Lever Pull-out Faucet**
- Two-compartmented Stainless Steel Sink
- Waterline for Refrigerator Icemaker
- Spacious Pantry

Energy Star® Features

- **16.0 SEER high-efficiency ground mounted Air Conditioning w/ Gas heat**
- 50 Gallon Gas Water Heater
- Wood frame construction with energy efficient R-19 exterior wall system
- R-38 Ceiling Insulation over Livable Areas
- Radiant Barrier in attic
- Dual Pane Low E Windows with Vinyl Desert Tan Frames and Bug Screens
- Water Conserving Plumbing Fixtures

Some Available Custom Choices

- Gourmet Kitchen Package
- Upgraded Cabinets and Configurations (Staggered or 42" Uppers, spice racks, drawers, etc.)
- Extended Patio Covers
- Kwikset Interior Door Levers
- Coffered Ceilings per plan
- Garage service door
- Additional Phone, TV, CFO's, Pre-wire for Security and Surround Sound
- Soft Water Loop
- Please ask your Sales Executive for a complete list of options and their prices to customize your new home

Revised:

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Prices, plans, included features, options, and home site availability are subject to change without notice. Complete plans are available for inspection upon request.



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