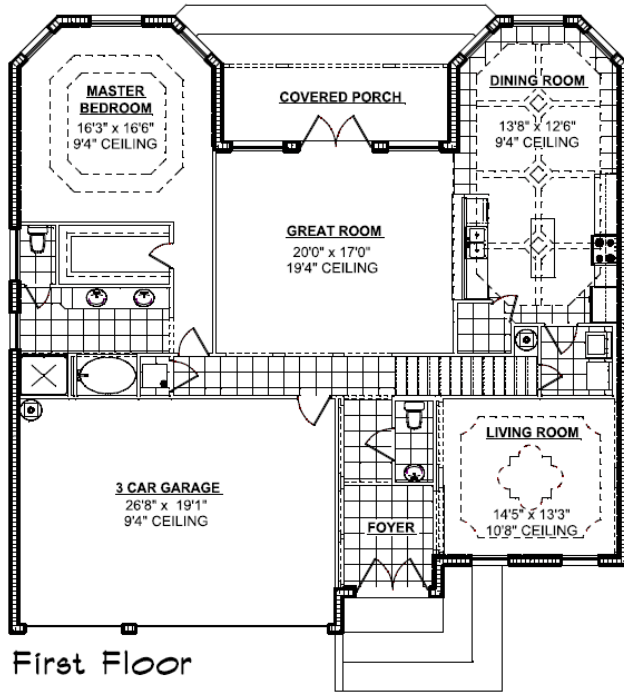


SAN MARINO

ESTATES



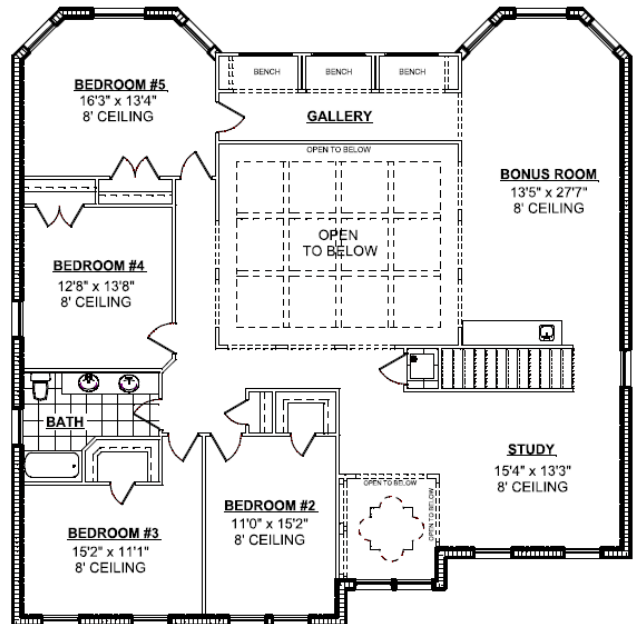
First Floor

SQUARE FOOTAGE

1ST FLOOR.....	1814
2ND FLOOR.....	2072
GARAGE.....	541
PORCH.....	126
TOTAL	4553
TOTAL LIVING...3886	

MONTEBELLO

5 BED, 2.5 BATH
3-CAR GARAGE



Second Floor

SAN MARINO

E S T A T E S

True Luxury...True Nature...Real Value !

STANDARD FEATURES

Kitchen Details

- Staggered Height Oak Cabinets w/Crown Molding, Frameless with Hidden Hinges (Three Available Stain Colors)
- Granite Kitchen Countertops (Five Available Colors)
- Stainless Steel Undermount Kitchen Sinks
- Delta Pull-Out Kitchen Faucet
- Brushed Nickel Cabinet Pulls
- Large Ceramic Floor Tile Throughout (per plans) (Three Available Colors)
- Decorative Etched Glass Pantry Door
- Walk-In Pantry (per plans)
- Smooth Top Electric Range
- Built-in Spacemaker Microwave with Ductless Vent Hood (per plans)
- Built-in Dishwasher

Bathroom Details

- Oak Cabinets, Frameless with Hidden Hinges (Three Available Stain Colors)
- Granite Countertops in All Bathrooms (Five Available Colors)
- Brushed Nickel Cabinet Pulls
- Large Ceramic Floor Tile Throughout (per plans) (Three Available Colors)
- Cultured Marble Tub(s) or Spa Tub(s) (per plans) and/or Showers with Built-in Soap Dishes in All Bathrooms (Six Available Colors)
- Designer Vanity Lights

Interior Architectural Details

- Raised Panel Interior Doors
- Ball Catch Doors on Pantries and Closets
- Oversized Baseboards
- Rounded Drywall Corners Throughout
- Finished Walls in Garage
- Architectural Ceiling Details, Tray Ceilings, Coffered Ceilings, Planter Shelves and/or Vaulted Ceilings throughout (per plans)
- Large Ceramic Floor Tile Throughout (per plans) (Three Available Colors)
- Aladdin, 100% Mohawk EverStrand with StainGuard, SP07

Prices, availability, dimensions, sizes and features are subject to change without notice. Revised 2-17-2009.

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E S T A T E S

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STANDARD FEATURES

Exterior Architectural Details

- Brick Paver Driveways and Patios
- Insulated Fiberglass Entry Door with Decorative Glass Insert (per plans)
- French Doors with Full Glass Inserts (per plans)
- Hurricane Resistant Raised Panel Steel Garage Doors with Opener, Remote and Keyless Entry Pad
- Concrete Tile Roof (Availability of Colors Varies)
- Extensive Designer Landscaping Package

Convenience & Efficiency Details

- Pre-Wired for Security Systems on ALL Exterior Windows and Doors
- Pre-Wired for Ceiling Fans in ALL Bedrooms and Living Spaces (per plans)
- Pre-Wired for Surround Sound
- All Bedrooms Pre-Wired for Cable TV and Phone
- Full Irrigation System with Timer and Rain Sensor
- High Efficiency 13 Seer Trane Variable Speed Central Air Conditioning with Digital Programmable Thermostat
- Exterior Coach Lights

Structural Details

- 6 inch (not 4 inch) Thick 3000 PSI Concrete Slab, Reinforced with Fiber and Wire Mesh
- Concrete Block Exterior Walls, Reinforced and Poured Approximately every 4 Feet (not 6 Feet) with #5 Rebar AND on either side of every opening
- Wood Frame Interior Walls with Studs Every 16" on Center
- 5/8" 4-Ply Plywood Covered Roof with RoofTopGuard II High Performance Roofing Underlayment
- Engineered Trusses (roof pitch per plans)
- Truss and Framing Supports Engineered Stronger Than Required by Building Code
- R 13.6 Insulation on Block Walls (Continuous 3/4" Celotex On All Exterior Block Walls)
- R 30 Ceiling Insulation
- Stucco Exterior with Cornerbead (plastic)
- CPVC Water Lines

Warranty & Inspections

- 10-Year Limited Home Warranty Underwritten by Bonded Builders Home Warranty Association
- Pre-Closing Customer Walk Through

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