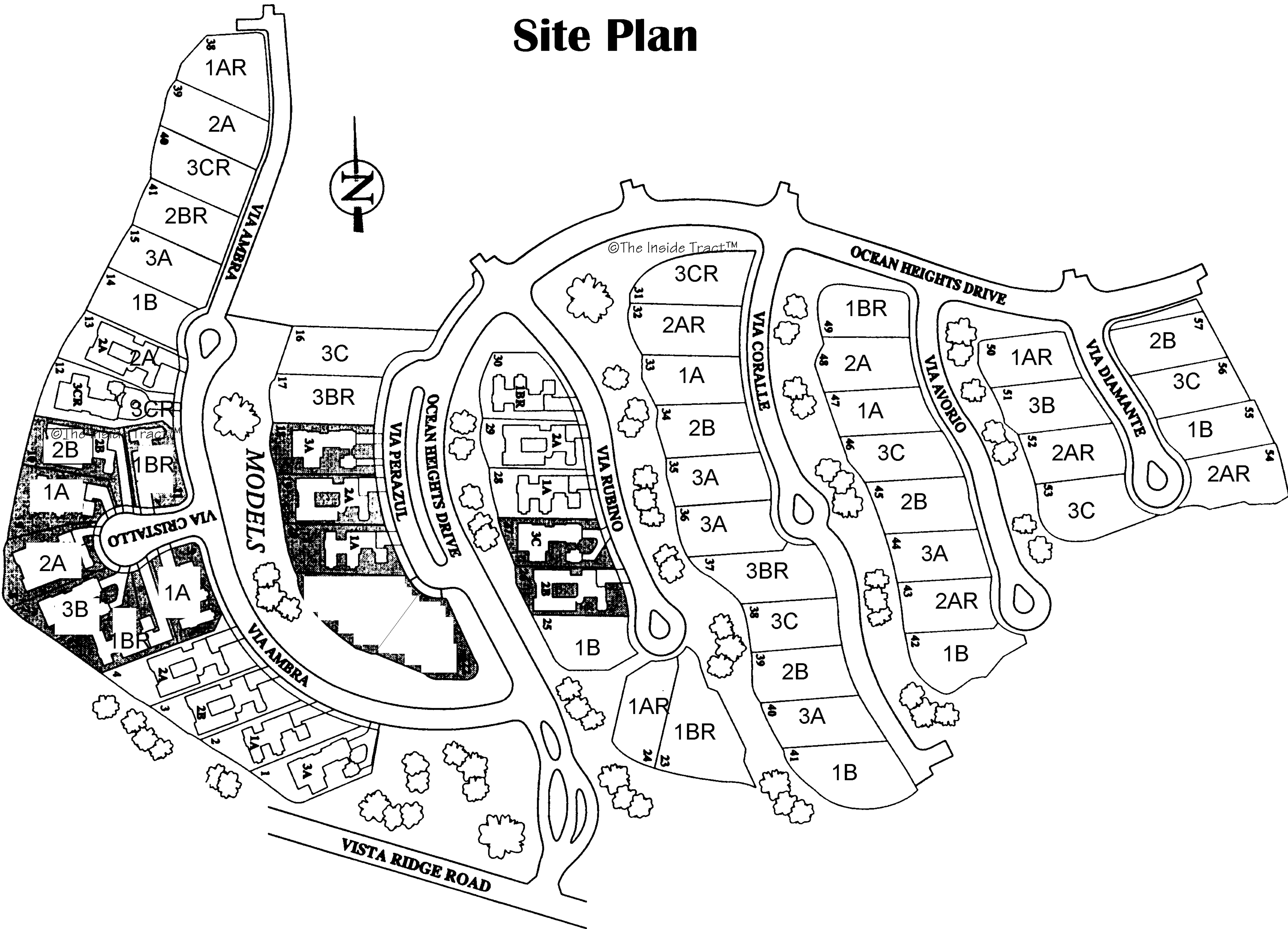
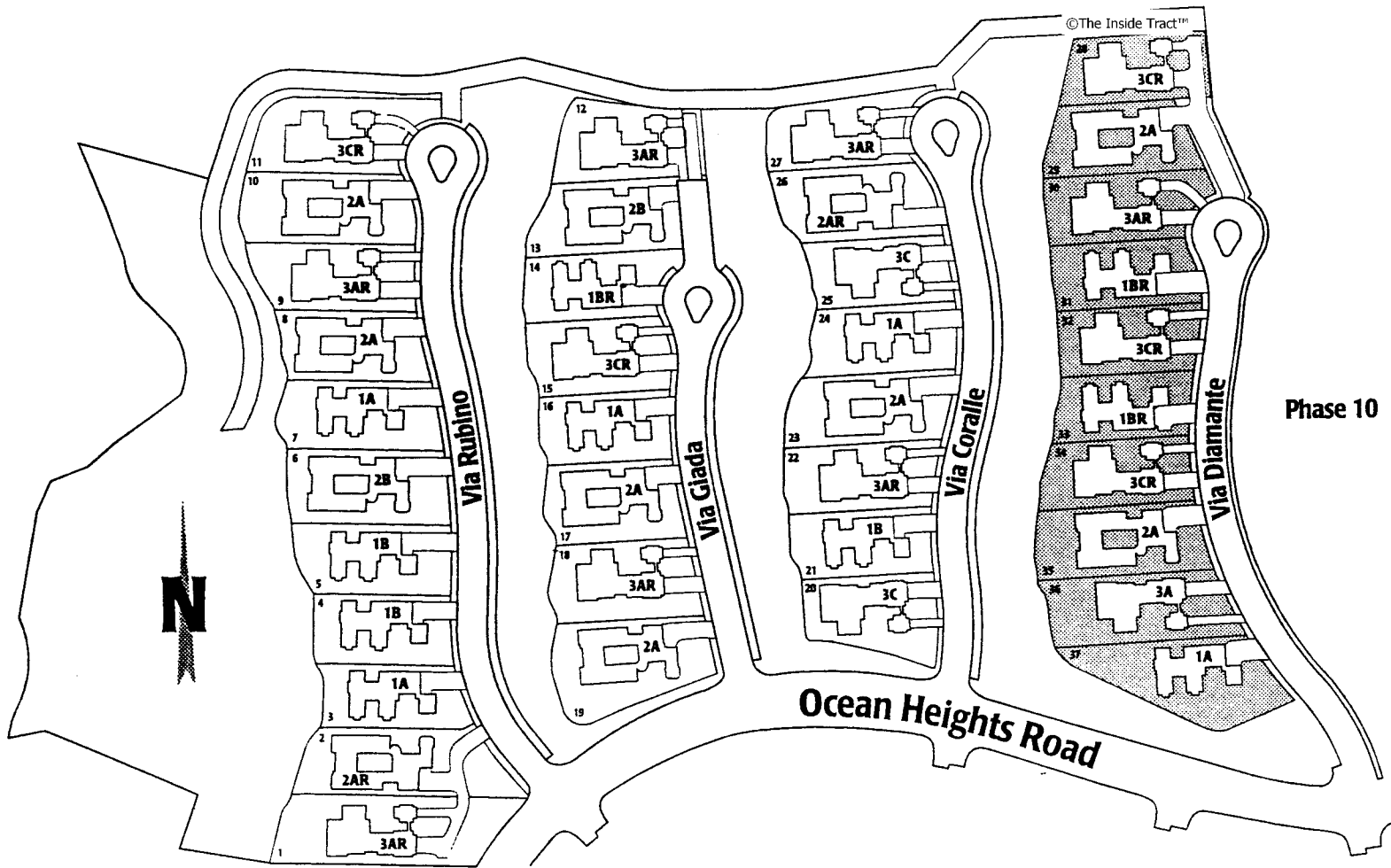


Site Plan





Phase 10

IMPRESSIVE ELEMENTS

A LASTING FIRST IMPRESSION

- A blend of formal and classic Italian architectural styling rendered in balanced palettes of colors, both delicate and rich
- A hand-crafted wooden or glass paneled entry door with Baldwin® hardware in a tasteful oil-rubbed bronze finish
- Authentic fire-retardant and genuine clay-tile roofing in complimentary colors and styles
- Automatic garage door opener with two transmitters
- Rain gutters with downspouts (vary per elevation)
- Special smooth style exterior stucco finishing complements the inspired Italian styling
- Thorocoat® protective exterior sealant enhances beauty with a 10-year warranty
- Handsome masonry side-yard walls, combination masonry and glass paneled rear-yard fencing at view locations
- Garages are finished with drywalled interiors, overhead lighting, and convenient electric outlets plus feature sectional wood roll-up doors
- Weather proofed exterior electric outlets
- One and one half inch light-weight concrete subfloor at second story
- Gas connection at external barbecue grill site
- All exterior walls are fully insulated for energy savings
- Eight-inch post-tension slab construction
- Recirculating hot water system
- Weatherstripping on all exterior doors
- Exterior lighting fixtures in a tasteful old-world bronze finish vary to complement the architectural styling of each home
- Custom-quality wood windows in a variety of colors complement exterior architecture
- Striking architectural window detailing with shutters at various locations
- Entry garden courtyard maximizes outdoor living
- An abundance of French doors maximize coastal enjoyment
- Oversized three-car garages; four-car garage in Villa Two
- Tyvek Home Wrap® protects exteriors against harsh weather and water

COMPLETE COASTAL ELEGANCE

- Formal entry foyer
- Volume ceilings add dimension and beauty
- Spacious family entertainment room with media niche is warmed by a wood-burning fireplace, detailed in a rich pre-cast finish
- Stunning pre-cast fireplaces in the living room vary in styling according to each residence
- Large secondary bedrooms with abundant closet space
- Beautifully-crafted iron staircases vary to complement exterior architectural appeal
- The convenience and sophistication of stairway footlighting
- A completely integrated multi-media wiring system prepares your home to be "powered for interactive living," to accommodate computers, telephones, faxes, security, cameras, intercom, digital satellite TV and cable television.
- Custom-quality base and casing add warmth and sophistication; an elegant 7 1/4" base is featured on the first floor and master bedroom
- Dual-zoned, central air conditioning and gas-forced-air heating throughout
- Custom detailed window casing throughout, except deeply recessed windows
- Spacious interior laundry room with built-in cabinetry and storage, complete with utility sink with pull out spray and cultured-marble laundry countertops
- Powder room with Kohler® pedestal lavatory and beveled recessed mirror
- Grand 8' raised-panel, wooden interior doors
- A choice of three designer-selected dining room fixture
- Custom stool and apron casing detailing in living and dining rooms
- Rounded or square drywall corner detail depending upon the residence you select
- Gas log lighter valve at fireplaces
- Gracious lever styled Baldwin® interior hardware in polished brass, and oil-rubbed bronze finish on all exterior doors
- Decorative white rocker and dimmer switches in dining room, both by Decora®
- 75-gallon water heater

FOR THE ULTIMATE GOURMET

- Gourmet kitchens are thoughtfully designed for comfort, convenience and appeal by a team of professional culinary consultants
- A bright and sunny breakfast room
- Food preparation island in Villas Two and Three
- Cooktop Island in Villa One
- An exceptional complement of Viking® appliances in white, black or stainless steel including a commercial line 48" cooktop with six burners, a 36" double convection bake/broil oven and multi-cycle dishwasher
- White, black or stainless steel KitchenAid® microwave oven
- Double-compartmentalized white Kohler® Executive Chef kitchen sink with faucet with pull-out spray, with a no cost selection of stainless.
- Custom-style white high-gloss or maple cabinetry with European hidden hinges, fixed and adjustable shelving and white laminate interiors
- Deep roll out drawers for pots and pans
- Generously proportioned pantry
- Fluorescent under-cabinet task lighting
- Insinkerator heavy-duty disposal
- The convenience of a vegetable sink in Villas One and Three
- Custom recessed lighting

AN IMPECCABLE MASTERPIECE

- View balcony or loggia in Villas One and Three
- Sumptuous master bedroom suites
- Convenient downstairs master bedroom in Villa Two
- Intimate sitting areas or retreats
- Mirrored wardrobes in master bedrooms
- Spacious walk-in closets with ample storage space and decorative lighting
- The roomy ease of an all Kohler compartmentalized bath with dressing area
- Separate shower and inviting oversized Kohler® oval tub with ceramic tile surrounds
- Private linen closet provides ample storage
- His-n-Hers dual Kohler® china lavatories with charming chrome hardware as modeled, ceramic tile countertops and full-sized beveled mirrors
- Intimate recessed lighting
- Private vanity
- Handsome, 6" x 6" white ceramic tile countertops in all baths

Villa Classico

Two Stories

Four Bedrooms with Private Baths

Powder Room

Separate Formal Living and Dining Rooms

Family Entertainment Room with Covered Porch

Deck Off Master Bedroom

Gourmet Island Kitchen with Morning Room

Three Private Courtyards

Three-Car Split Garage

Approximately 3,843 Square Feet

Villa Portofino

Two Stories

Four Bedrooms with Private Baths

Powder Room

Family Entertainment Room

Gourmet Island Kitchen with Nook

First-Level Master Suite

Private Entry Courtyard and Central Courtyard

Front Balcony and Decks Off of Secondary Bedrooms

Four-Car Split/Tandem Garage

Approximately 4,165 Square Feet

Villa Milano

Two Stories

Four Bedrooms with Private Baths

Master Suite with Retreat, Loggia and His-and-Hers Baths

Powder Room

Separate Formal Living and Dining Rooms with a Private
Loggia off of Formal Living Room

Family Entertainment Room with Loggia

Gourmet Island Kitchen with Morning Room

Private Entry Courtyard

Three-Car Split Garage

Approximately 4,493 Square Feet