

Distinguished Appointments

EXCEPTIONAL INTERIORS

- Elegant, weather resistant Jeld-Wen composite wood entry doors with oil-rubbed bronze Baldwin hardware and deadbolt
- Dual-glazed, wood windows and doors with low-e glass and aluminum-clad exteriors for low maintenance and energy and sound efficiency
- Solid core, raised panel interior doors
- Oil-rubbed bronze finish Schlage interior door hardware (except bathrooms match stain nickel faucets)
- Dramatic volume and coffered ceilings
- Wood-burning Heatilator fireplaces with glass doors and custom-designed mantels
- Hand-crafted staircases with stair lights, maple handrails and ornamental iron balusters
- Rounded wall corners and hand-textured walls and ceilings
- Dimmer-controlled recessed lighting
- Central heating and air conditioning with programmable setback thermostat
- Satellite and cable TV, ethernet and telephone pre-wired to each bedroom, kitchen, family room and living room using CAT6 and RG6 cabling with easily accessible connection center.
- Wi-fi ready
- Central vacuum system with electric power head
- Re-circulating hot water loop system
- Pre-wired for alarm system
- Pre-wired for surround sound system in family room (also in living room of the Triton), and for speakers in dining area (except the Sea Horse, which have speaker pre-wire in the living room and in all bedrooms)
- Pre-wired for ceiling fans in family room and in all bedrooms
- Designer-selected marble slab vanity countertops and marble tile tub and shower surrounds with decorative trim in all baths
- Kohler satin nickel faucets and Kohler sinks in Biscuit
- Elongated Toto toilets in Sedona Beige with SoftClose seat in all baths
- Kohler cast iron tubs in Biscuit and clear tempered glass tub enclosures in secondary baths
- Kohler Conical Bell Vessels sink in Biscuit in powder room
- Interior laundry rooms with slab granite countertops and easy to clean white thermofoil cabinets
- 1 1/8" thick plywood sub-floor at second story floor
- Dual-toned designer-selected interior paint schemes
- Enhanced 5 1/4" tall baseboards with matching casing

SPACIOUS GOURMET KITCHENS

- Sub-Zero/Wolf stainless steel appliance package including: 42" built-in refrigerator with dispenser, five-burner gas cooktop, self-cleaning double oven, built-in microwave, 46-bottle

wine storage and fully integrated, multi-cycle dishwasher

- Kohler undermount Iron/Tones Smart Divide cast iron kitchen sink with 3/4 hp heavy duty food waste disposal
- Kohler pull-out kitchen faucet in vibrant stainless finish
- Energy efficient recessed LED lighting
- Granite slab countertops with designer selected backsplash
- European-style cabinetry with dovetail drawer construction with adjustable upper shelves, pull-out shelves in some locations, melamine interiors and concealed soft close hinges and drawers

INSPIRED MASTER SUITES

- Elegant 5 1/2-foot Jacuzzi whirlpool baths with in-line heater
- Separate shower with 3/8" thick clear-tempered glass enclosures
- Framed beveled mirrors
- Walk-in closets with double-sided mirrored doors and custom-designed melamine finish closet organizers

REFINED EXTERIORS

- Elegant, electronically controlled gated community entry
- Classic Santa Barbara exterior elevations with smooth-trowel Santa Barbara stucco finish
- Designer-selected exterior colors
- Clay tile roofs over hot mop underlayment
- Private courtyard entry with ornamental iron gate
- Landscaped front yards maintained by the homeowner association
- Enhanced driveways and walkways
- Two and three-car fully taped, textured and painted garages with insulated roll-up doors, decorative glass top panel and automatic garage door opener
- Rain gutters and downspouts around entire home
- Fully fenced yard with ornamental iron, masonry or glass walls (varies with location)
- Exterior gas line stub-out for barbecue
- Viewing decks (most plans)

PERSONALIZED ENHANCEMENTS

Emerald Cove offers many opportunities to personalize your home. Please consult a sales representative for details.



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A Tradition of Excellence

Unprecedented craftsmanship. A genuine commitment to customer satisfaction.

Impeccable standards. These are among the distinguishing characteristics of Techbilt, one of Southern California's most respected developers of residential communities.

For over five decades, Techbilt has provided homeowners with a unique and sophisticated lifestyle experience in homes that blend innovative architecture and magnificent natural beauty.

Techbilt's philosophy of quality and integrity are evident in its award-winning communities - the exclusive master-planned community of La Jolla Alta, the prestigious

homes of Crystal Bay La Jolla, the exquisite neighborhoods of Rolling Hills Estates in Palos Verdes and Lomas Del Lago Estates in South Escondido, and luxury homes in Hacienda Santa Fe and Lomas Santa Fe.

The southern slopes of Mt. Soledad have been the backdrop for some of Techbilt's most creative endeavors for the past fifty years. Here, in one of the nation's most spectacular viewpoints, the company has built a host of desirable private residences.

And now, Techbilt invites you to savor the joys of fine living in a tranquil enclave nestled in the hillsides of La Jolla. We welcome you to Emerald Cove La Jolla, the last major new home community in La Jolla.



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