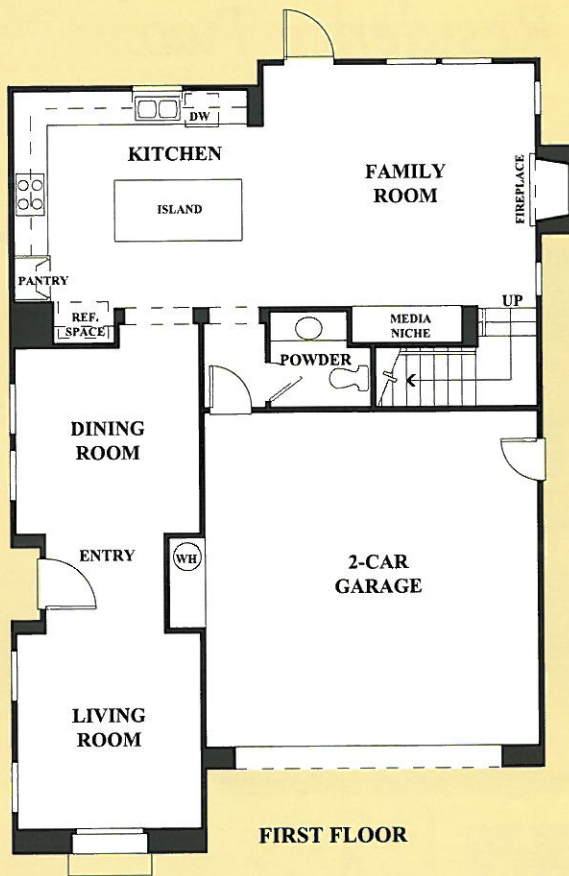


53 MELROSE
C A R L S B A D

Residence One



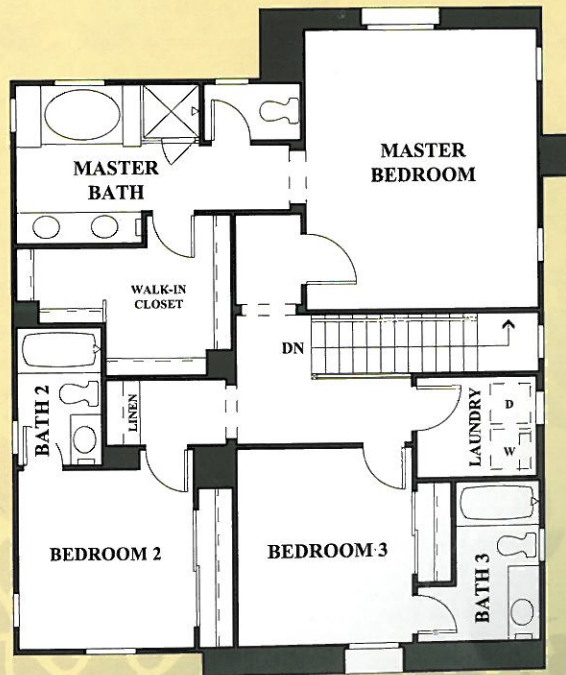
- two story
- approx. 2,025 square feet
- 3 bedrooms, 3.5 baths
- gourmet kitchen
- formal dining room
- formal living room
- family room with fireplace
- 2-car garage



FIRST FLOOR

53 Melrose is a charming new-home community designed with young and growing families in mind. Whether you're just starting out or planning to move up to a bigger home with better amenities your address of choice is finally here!

Residence One
 Floorplan shown is an "A" elevation.

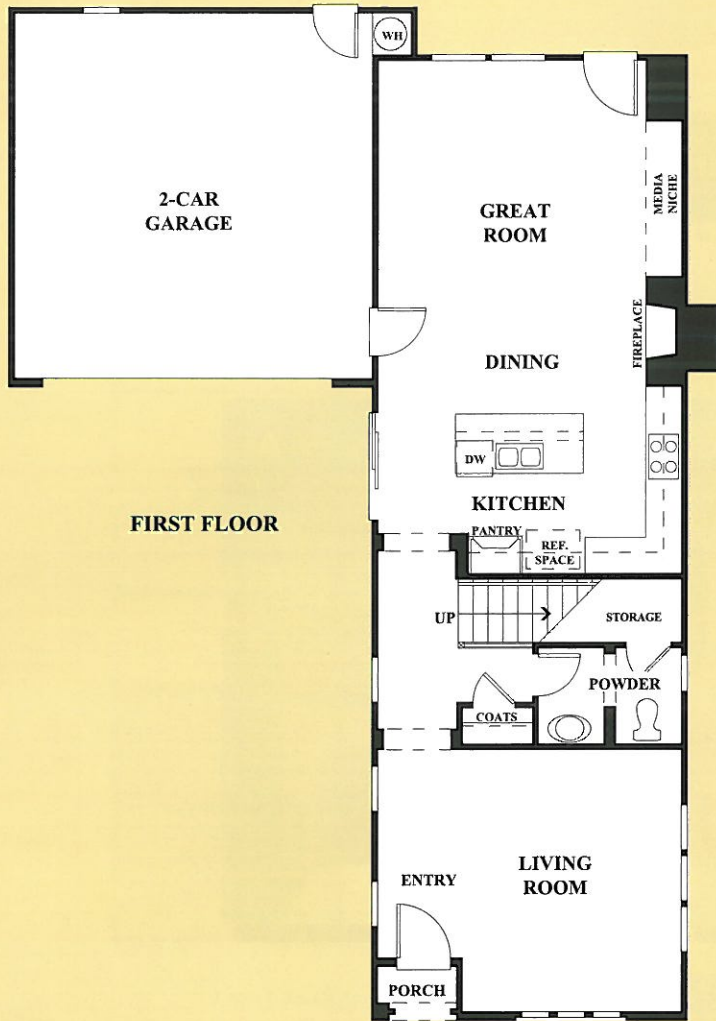


SECOND FLOOR

Residence Two



- two story
- approx. 2,028 square feet
- 3 bedrooms, 3.5 baths
- great room with fireplace
- living room
- 2-car garage
- loft



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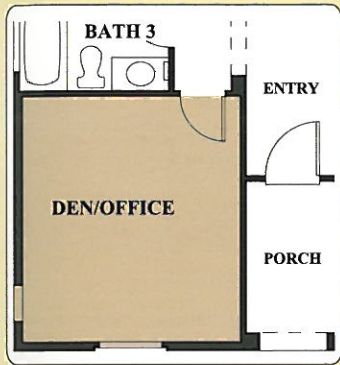
Residence Two
 Floorplan shown is a "B" elevation.



Residence Three



- two story
- approx. 2,411 square feet
- 4-5 bedrooms, 3 baths
- gourmet kitchen with nook
- formal dining room
- family room with fireplace
- 2-car garage
- optional den/office at bedroom 4
- optional bedroom 5 at loft



OPTIONAL DEN/OFFICE

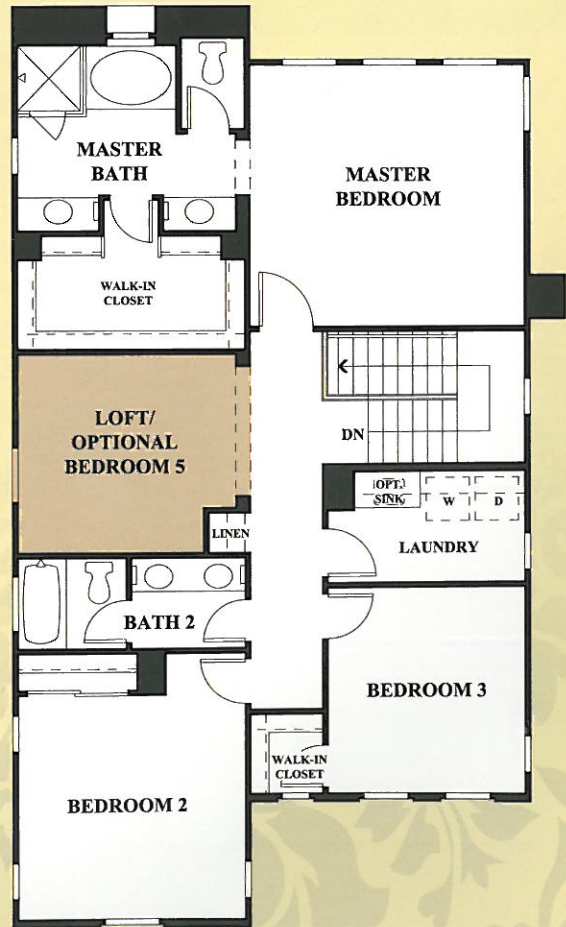
FIRST FLOOR

53 Melrose is a charming new-home community designed with young and growing families in mind. Whether you're just starting out or planning to move up to a bigger home with better amenities your address of choice is finally here!

Residence Three
Floorplan shown is a "C" elevation.



OPTIONAL BEDROOM 5



SECOND FLOOR

Features



EXTERIOR AMENITIES

Designed by award winning Bassenian / Lagoni Architects
Concrete driveways and walkways
Covered entries
Distinctive exterior styles
Designer selected exterior colors with light texture stucco finish
Attached 2-car garages with direct interior access (per plan)
Fully drywalled garages with garage door openers
Sectional steel, insulated, roll-up doors
Fire resistant concrete tile roofs
Vinyl dual glazed windows
ThermaTru raised panel entry doors
Underground utilities

INTERIOR AMENITIES

Ceramic tile flooring at entry
Raised panel wardrobe doors
Pre-finished Birch cabinetry
Plush carpeting in choice of designer colors
Easy care, no wax vinyl flooring
Each bedroom has its own attached bathroom (Plans 1 & 2)
Central air conditioning
Sculpted bullnose drywall corners
Generous walk-in closets (per plan)
Pre-wired for telephone and cable TV with Cat 5 wiring
Interior laundry rooms
Detailed trim package

GOURMET KITCHENS

Bright, airy kitchens with granite slab countertops
White-on-White General Electric appliances
Separate cook top and oven
Microwave/hood combo
Generous pantry storage
Waste disposal
Plumbed for ice maker
Easy care vinyl flooring with choice of designer colors
Custom crafted pre-finished Birch cabinetry
Double enamel sink with Moen faucet
Spacious islands

MASTER SUITES

Tile Pullman countertops with dual china sinks
Tile shower and tub surround
Spacious walk-in closets
Separate dressing, bath and compartmentalized water closet
Moen plumbing fixtures
Full width vanity mirror
Pre-finished Birch cabinets

SECONDARY BATHS

Fiberglass tub/shower with stamped tile surrounds
Cultured marble Pullman countertops
China sink
Moen plumbing fixtures

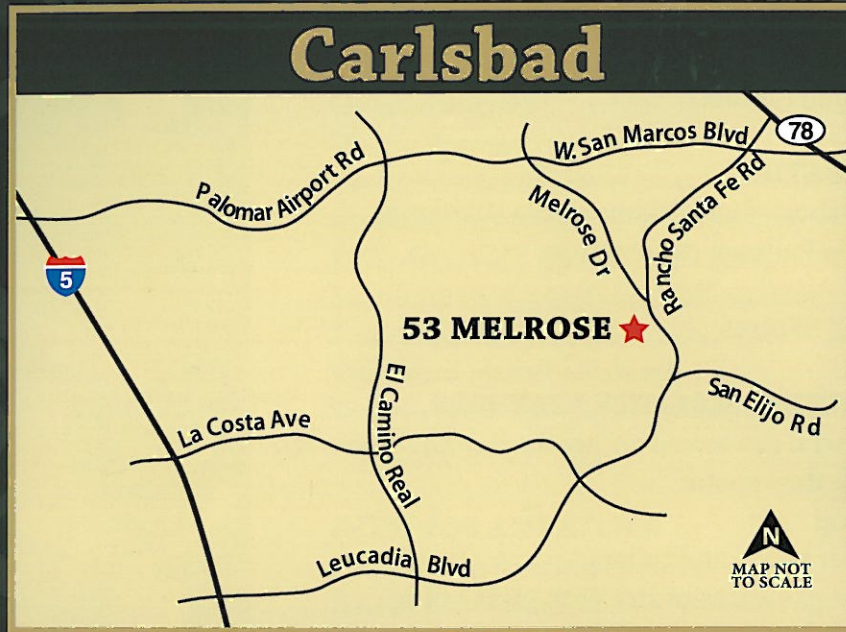
ENERGY EFFICIENT & SAFETY FEATURES

Economical central gas forced air heating with pilotless ignition and night set back thermostat
Pilotless cooktop
Low flow shower heads and toilets
Energy efficient gas water heater with glass lining
Energy efficient dual pane windows
Energy efficient recessed lighting fixtures and switches
Insulated ThermaTru entry doors with weatherstripping
Advanced warning smoke detectors
Radiant Barrier roof sheathing assists in reducing home energy usage
Non-wood-burning gas fireplace

OPTIONAL AMENITIES

Pre-finished cabinet colors and style upgrades
Upgraded stainless steel kitchen appliance package
Refrigerator, Washer/Dryer
Choice of colored ceramic, granite and marble tiles
Granite and marble slab counter upgrades
Mirrored bypass closet doors (plan specific)
Upgraded baseboards and door casings (per plan)
Crown moulding (dining room and master bedrooms)
Stair rail upgrades
Wood mantle upgrades
Clear and obscure tub/shower enclosures
Additional electrical upgrades
Phone, TV and computer networking packages
Security systems
Garage windows
Window treatments

**Our professional design consultants will be happy to help you
personalize your home by assisting with the selection of options and upgrades.**



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