

**PLAN ONE-R**  
 .....  
 APPROX. 4,374 SQ.FT

- Single-Story
- Front Courtyard with Fireplace and Stairs to Guest Room
- Formal Dining Room
- Master Bedroom with Courtyard Access
- Master Bedroom with Fireplace and Media Niche
- Kitchen with Breakfast Bar Island and Walk-In Pantry
- Deck and Sun Room off Kitchen
- Covered Patio off Nook
- Private Office/Study
- Master Bedroom with Private Bath and Wet Bar and Parlor
- Secondary Bedrooms each with Private Bedroom and Walk-In Closet
- Master Bedroom Suite with Sitting Room, Walk-In Closet, Separate Tub and Shower, Vanity and Dual Sinks
- Bathrooms
- Ham Room above Master Bedroom
- Spacious Laundry Room with Sink and Linen Storage
- Large Garage



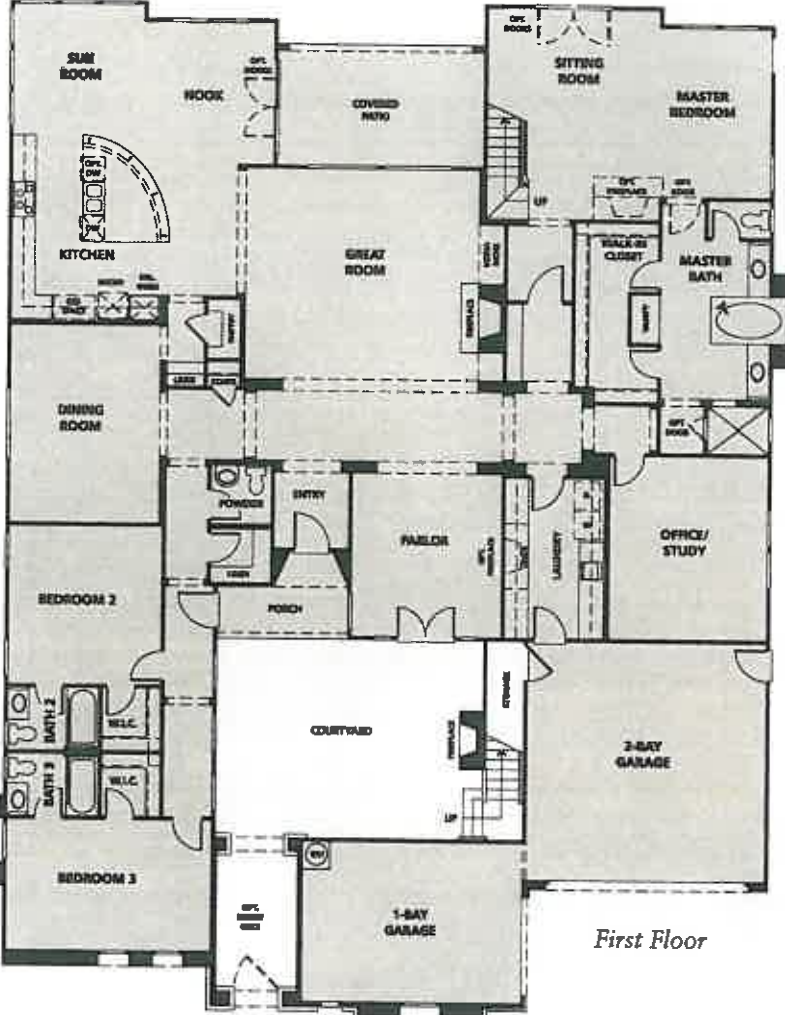
PLAN 1AR - SANTA BARBARA/MEDITERRANEAN



PLAN 1BR - TUSCAN



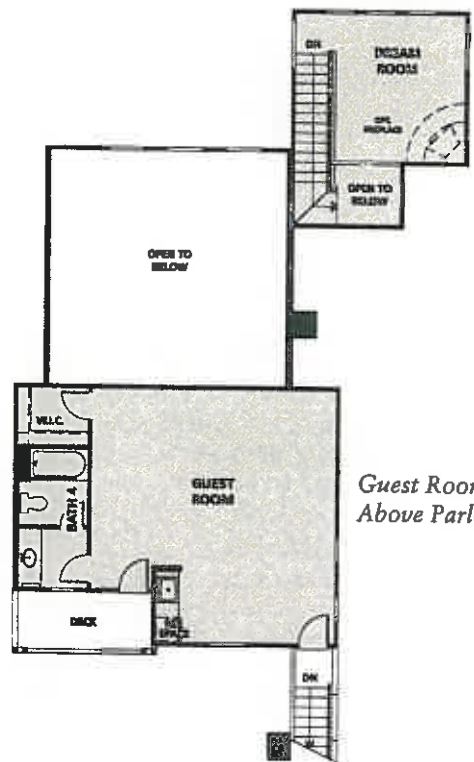
PLAN 1CR - MONTEREY RANCH - MODELED



First Floor



*Dream Room Above Master Suite*

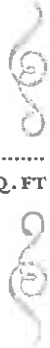


*Guest Room Above Parlor*

*One smile deserves another,  
and your family will be  
all smiles at Messina.*

# 2

**PLAN TWO-R**  
APPROX. 4,792 SQ. FT



- Two-Story with Grand Staircase
- Front Courtyard with Covered Loggia and Fireplace
- Formal Dining Room with Butler's Pantry and Wine Room with Optional Built-In
- Color with Optional Access to Loggia
- Living Room with Fireplace and Access to Covered Loggia
- Family Room off Kitchen
- Kitchen with Breakfast Bar Island and Multiple Pantries
- Island with Cabinetry
- First Floor Guest Room with Private Bath and Patio (Elevation B)
- Secondary Bedrooms on Second Floor, each with Private Bath and Walk-In Closet
- Master Bedroom Suite with Retreat, Deck, Multiple Walk-In Closets, Separate Tub and Shower, Vanity and Dual Sinks
- 3 Bathrooms
- Man's Library
- First Floor Laundry Room with Sink
- Car Garage
- Plan Alternates:
- Optional Home Office/Gym or Master Suite Private Gym at Bedroom 4
- Optional Outdoor Bar Area and Storage
- 2-Bay Garage



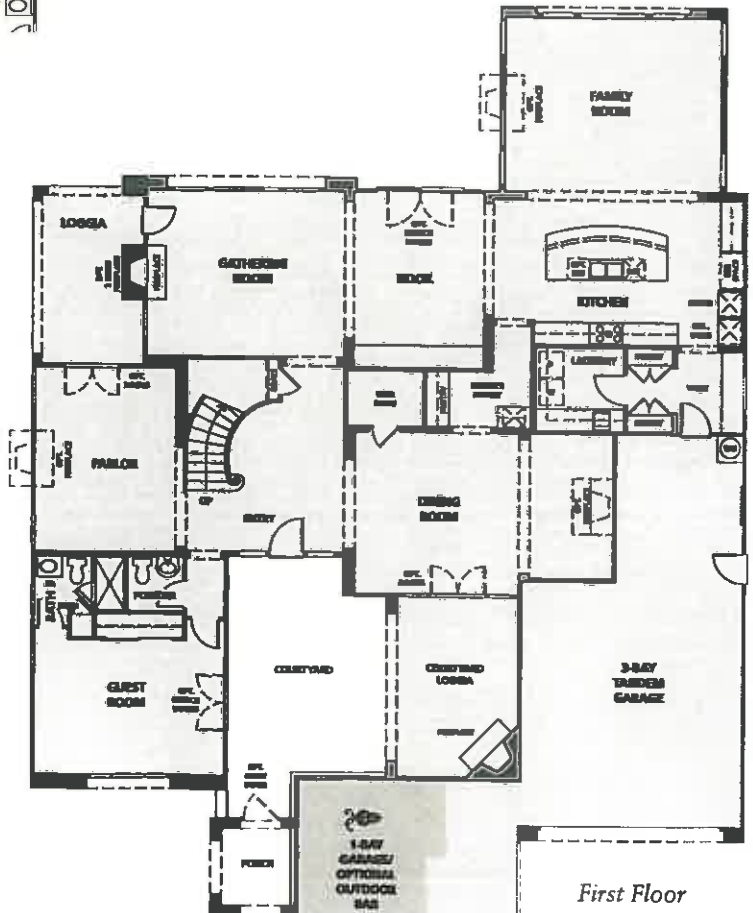
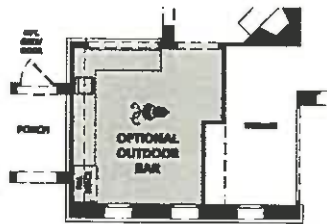
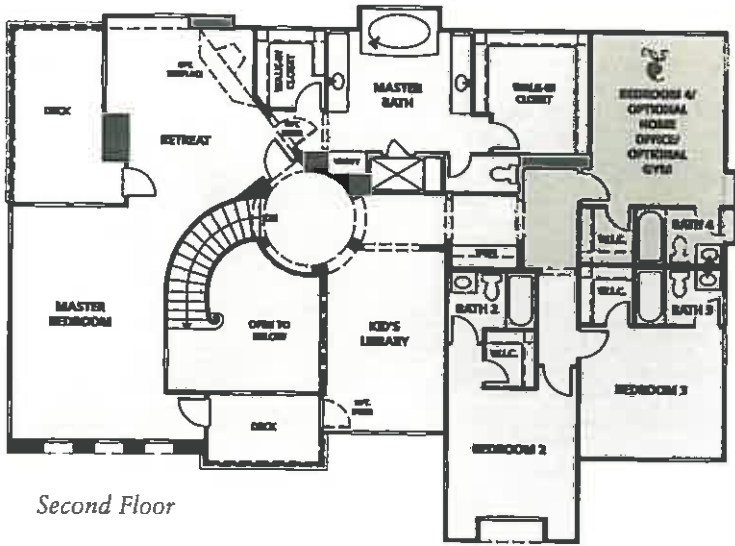
PLAN 2BR - TUSCAN



PLAN 2GR - MONTEREY RANCH



PLAN 2DR - SPANISH - MODELED



*The world of luxury living is yours to explore at Messina...*

# 3

## PLAN THREE-R APPROX. 4,873 SQ.FT

2-Story with Separate Stair Cases at Entry  
1 Family Room

Living Room with Fireplace and Optional  
Courtyard Access

Formal Dining Room with Butler's Pantry  
1 Tasting Room with Optional Built-In

Coffee

Family Room with Fireplace and  
Media Niche

Kitchen with Breakfast Bar Island and  
Walk-In Pantry with Extra Service Space

Master Bedroom with Covered  
Loggia

1st Floor Bedroom 5/Guest Room with  
Private Bath

Secondary Bedrooms on Second Floor,  
each with Private Bathroom and Walk-In  
Closet

Master Bedroom Suite with Dual Walk-In  
Closets, Separate Tub and Shower, Vanity  
and Dual Toilets and Sinks

3 Bathrooms

1st Floor Laundry Room with Sink

2-Car Garage

Plan Alternate:

Optional Loft at Bedroom 2



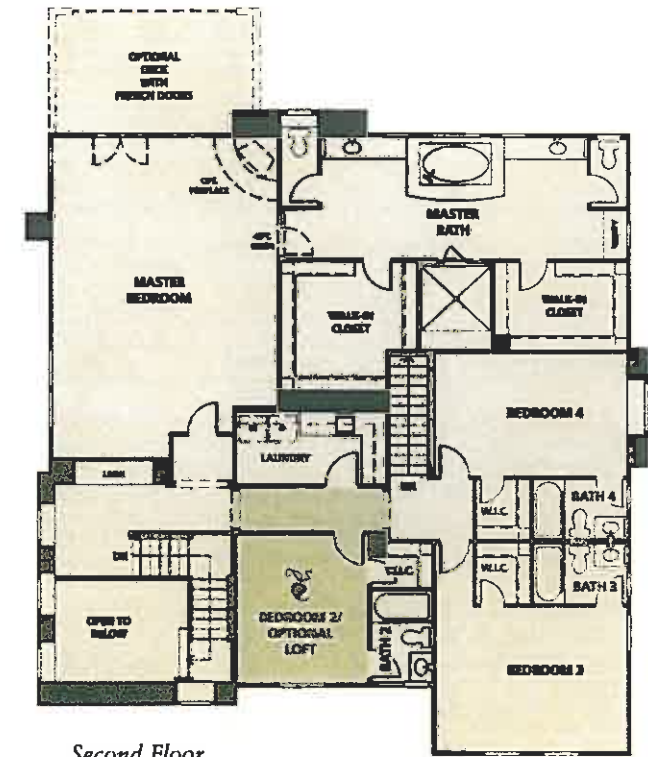
PLAN 3AR - SANTA BARBARA / MEDITERRANEAN



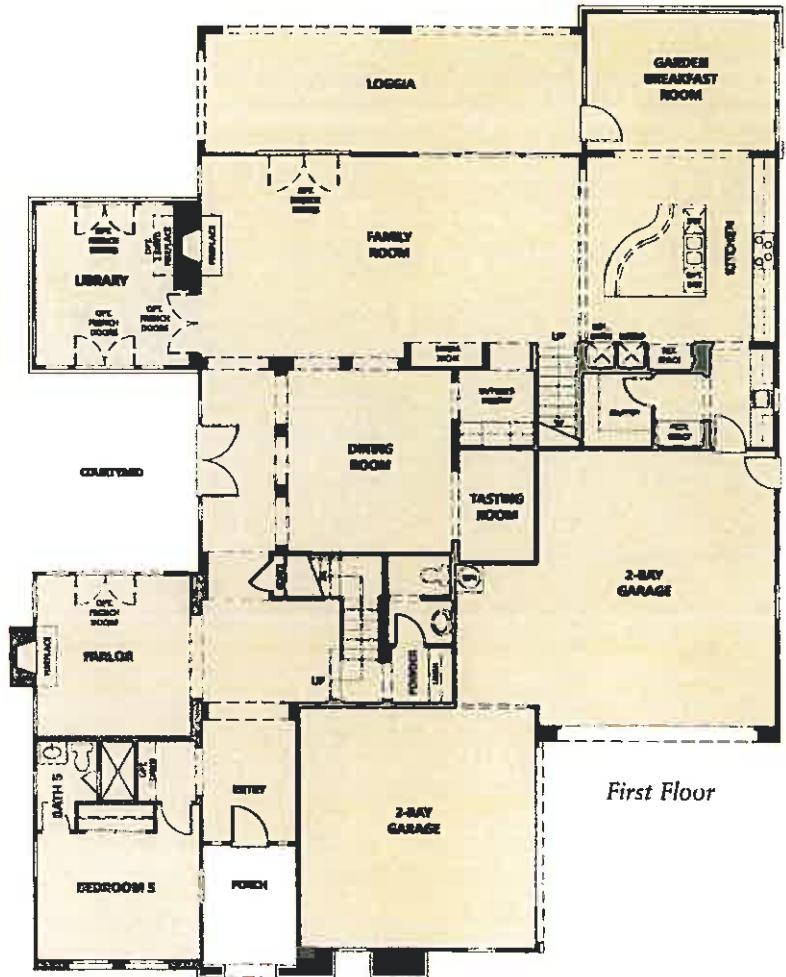
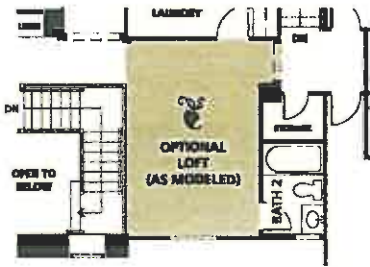
PLAN 3BR - TUSCAN - MODELED



PLAN 3DR - SPANISH



Second Floor



First Floor

*Sophistication on a grand scale...  
Taste it at Messina.*