



FEATURES

DISTINCTIVE EXTERIORS

Rich, Italian architecture
Oak handrails on stairs
Five resistant concrete tile roof

Private courtyard entries (most plans)
Attached garage with direct access
Electric garage door opener

Fully drywalled garage interior
Professionally landscaped front yard with
automatic sprinkler system

Fully fenced private rear yard
Cul-de-sacs with enhanced concrete

ELEGANT INTERIORS

Nine-foot ceilings throughout
Custom ceramic tile entry

Designer carpeting throughout
Cozy fireplaces with glass doors
Rounded bullnose on walls

Smoke detectors
Media niche
Formal dining area

LUXURIOUS MASTER SUITES

Cultured marble vanity with dual wash basins
Oversized vanity mirror
Elegant double entry door (most plans)

Roomy walk-in closets
Compartmentalized water closets
Ceramic tile tub/shower surrounds

SECONDARY BEDROOMS & BATHS

Convenient tub/shower combination
Cultured marble countertop
Oversized vanity mirror



CORNERSTONE COMMUNITIES

GOURMET KITCHENS

Dual basins with disposal
Self-cleaning oven and gas range
Ceramic tile counters

Multi-cycle automatic Potscrubber® dishwasher
Disinfective hardwood cabinetry with choice of finish
Pre-plumbed for ice maker

Breakfast bar
Microwave oven

ENERGY SAVING FEATURES

Natural gas forced-air heating
Energy efficient 40-gallon gas water heater
Water saving plumbing fixtures

Insulated exterior walls and ceiling
Dual glazed windows throughout

CUSTOM OPTIONS

Security system
Air conditioning
Sliding glass doors (plans 1 & 3)

Additional lighting
Maple kitchen and master bath cabinetry
Courtyard landscaping

Mirrored wardrobe doors
Upgraded flooring
Washer/dryer/refrigerator

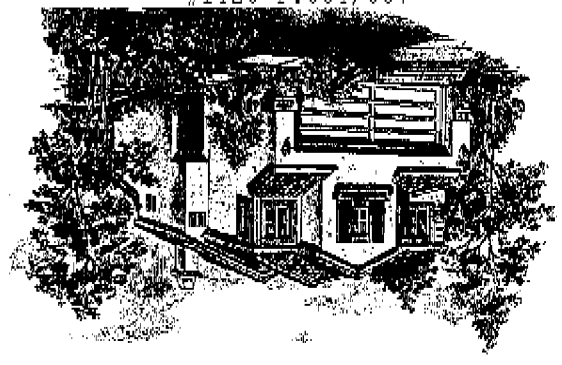
Glass tub/shower enclosure
Loft (plans 2 & 4)
Den (plan 3)

Master bedroom retreat (plan 4)

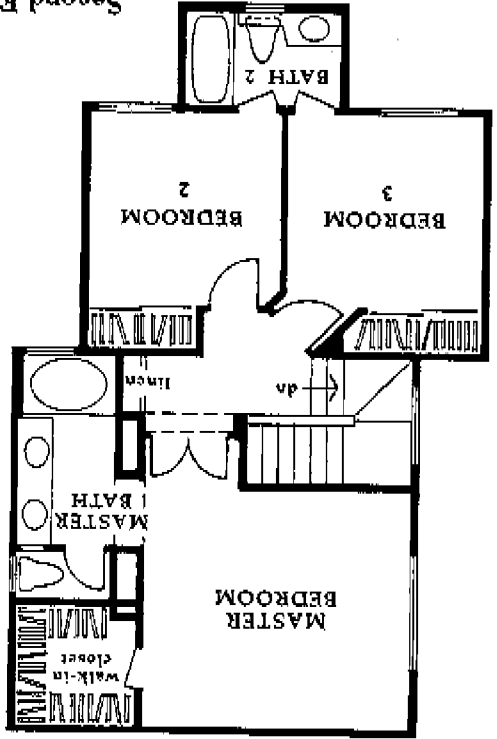
NEIGHBORHOOD FEATURES

Adjacent to 13-acre Spring Canyon Park
2 private lot lots
Miramar Lake

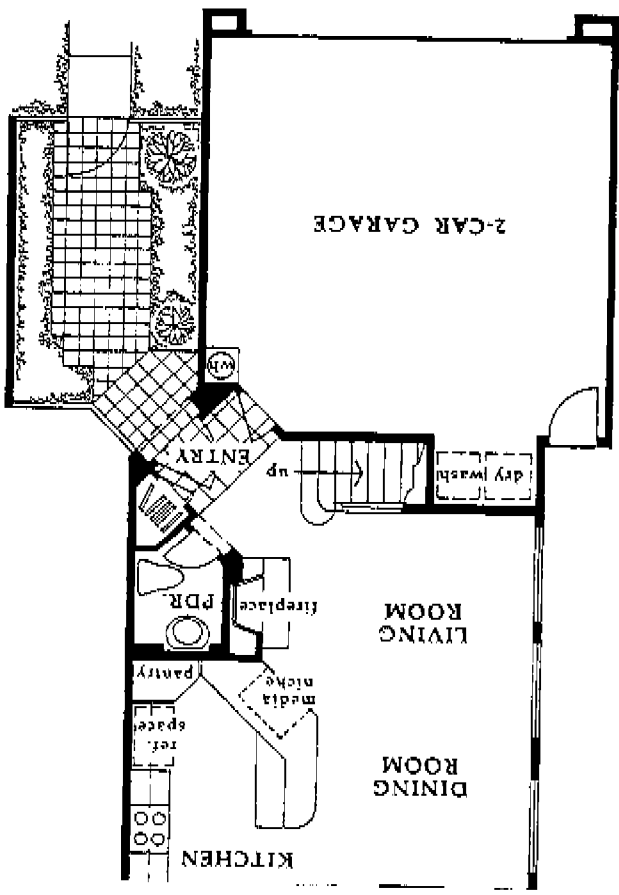
Walking distance to elementary school
Within Scripps Ranch Villages
master-planned development



Second Floor

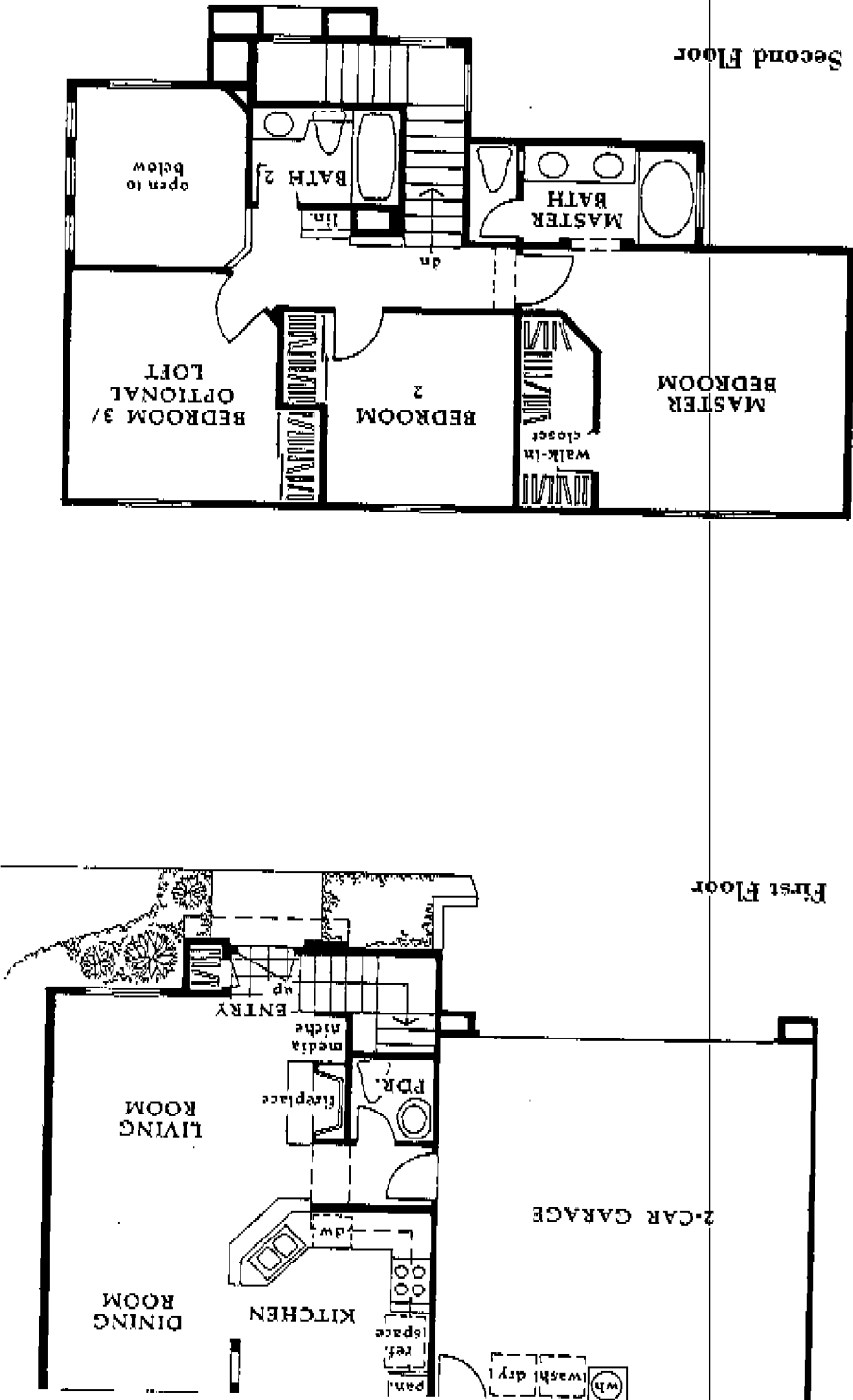
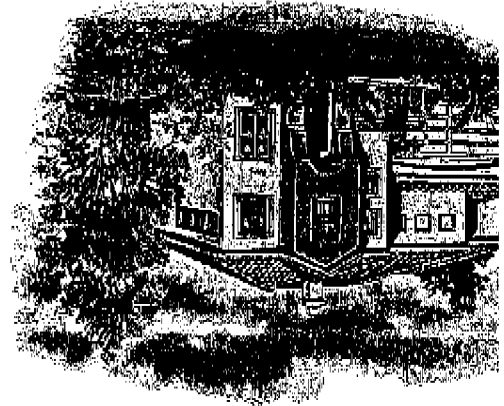


First Floor



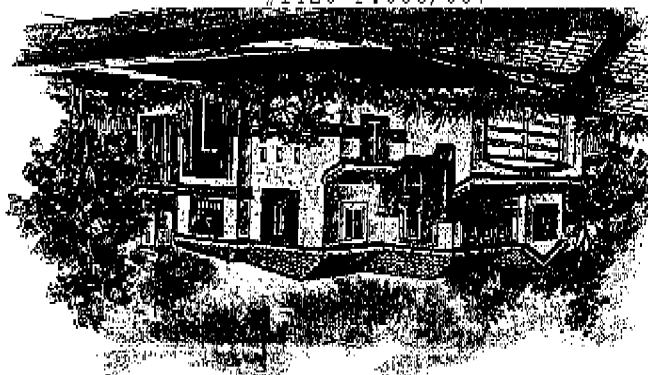
PLAN 1
 1,225 Square Feet
 3 Bedrooms & 2 1/2 Baths
 2-Car Garage

1 2 3 4 5 6 7 8 9 10 11 12

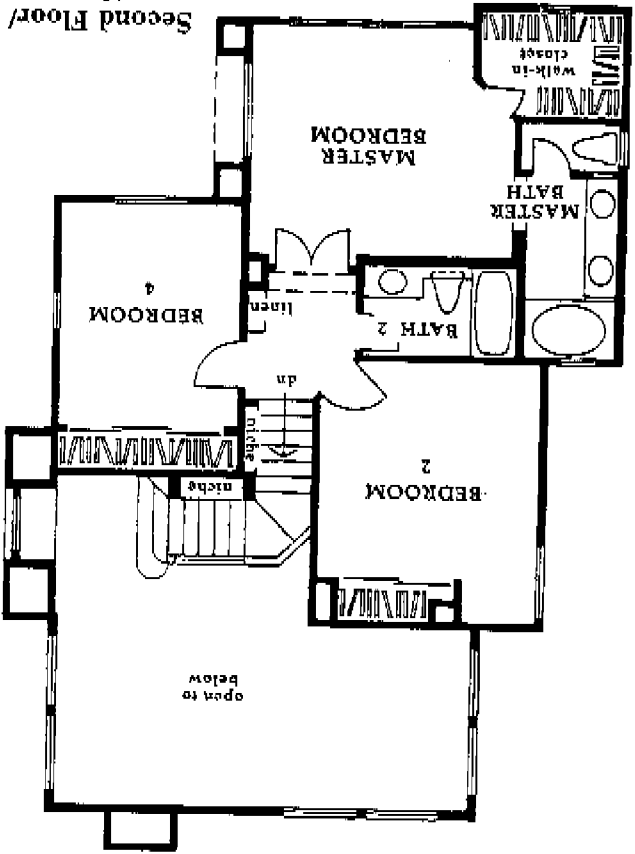


PLAN 2
 1,245 Square Feet
 3 Bedrooms & 2 1/2 Baths
 2-Car Garage
 Loft Option

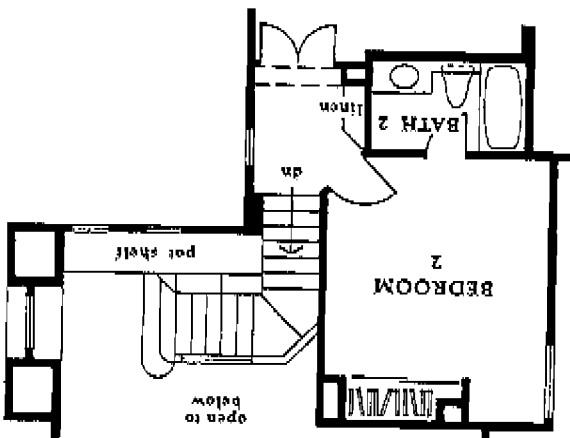
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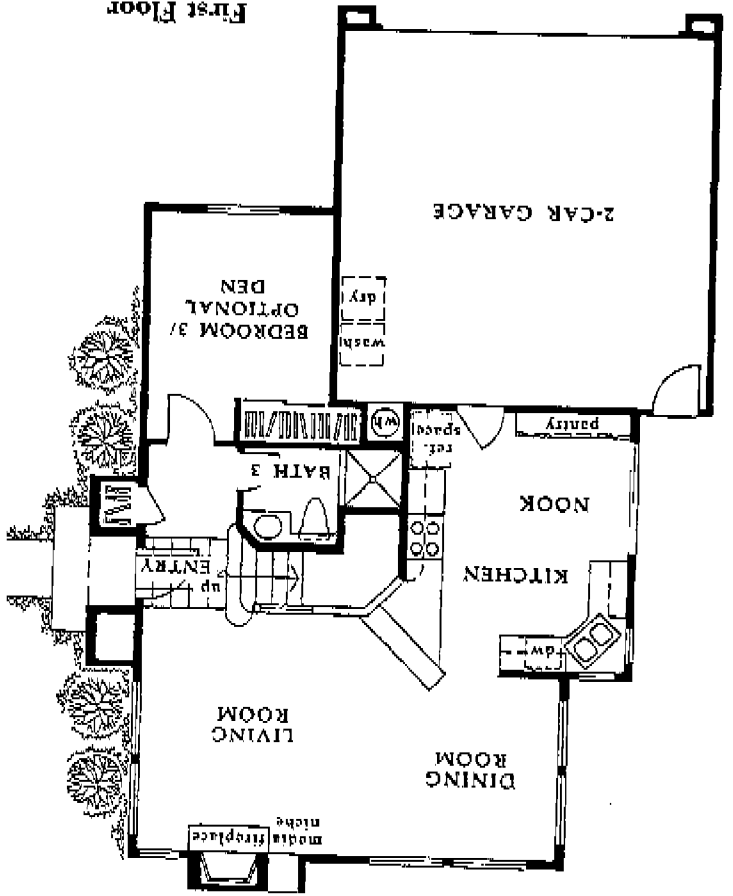
Second Floor/
Alternate



Second Floor/Standard



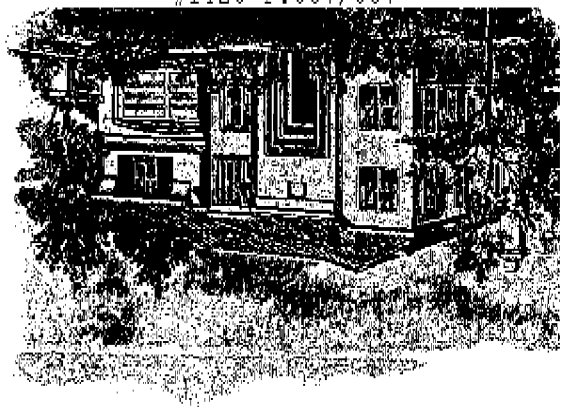
First Floor



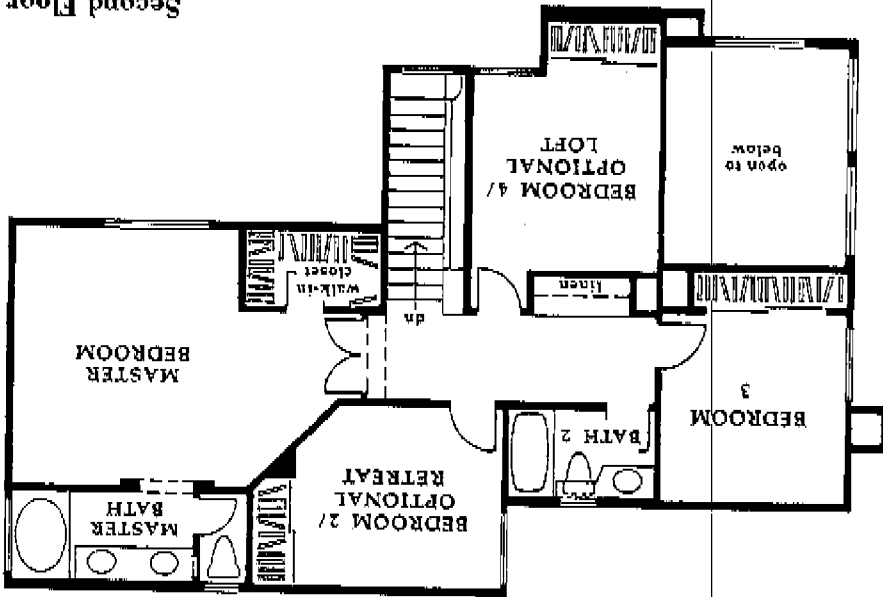
PLAN 3 ALTERNATE
1,515 Square Feet
4 Bedrooms & 3 Baths
2-Car Garage
Den Option

PLAN 3 STANDARD
1,355 Square Feet
3 Bedrooms & 3 Baths
2-Car Garage
Den Option

PLAN 3

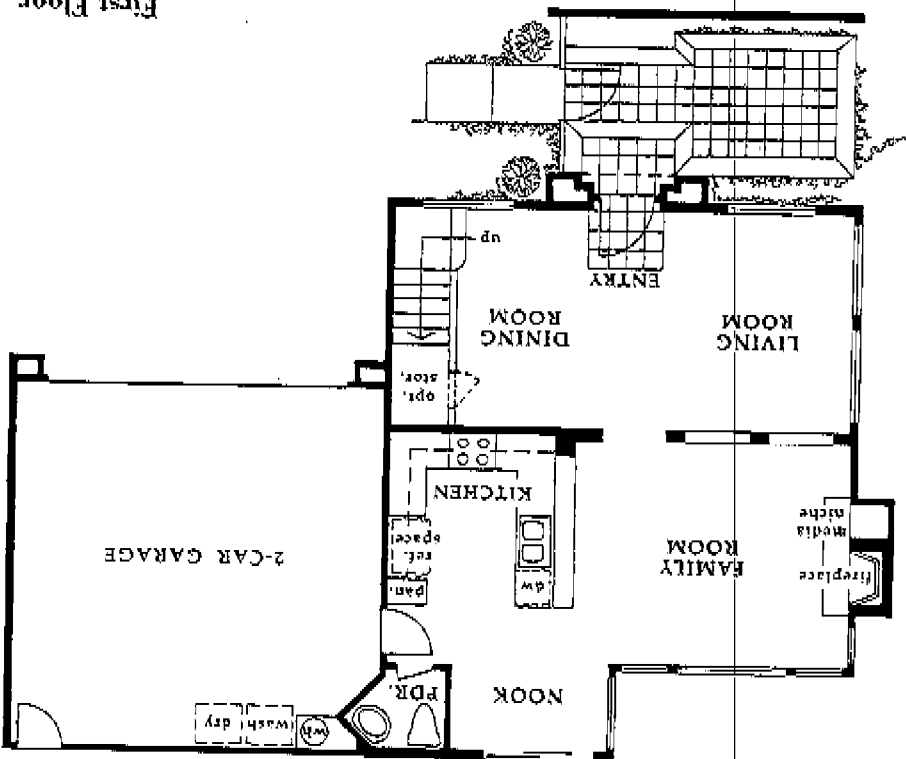


Second Floor



PLAN 4
 1,645 Square Feet
 4 Bedrooms & 2 1/2 Baths
 2-Car Garage
 Retreat and Loft Options

First Floor



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