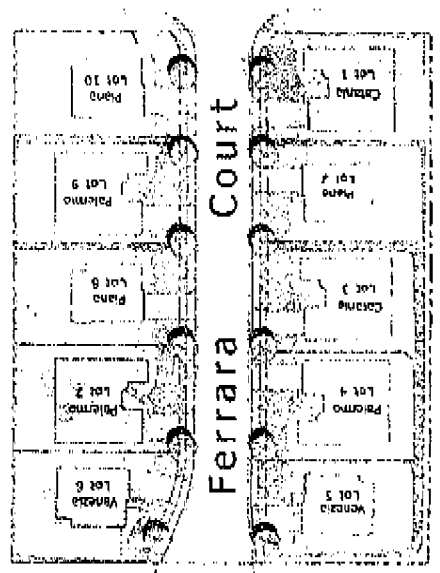


*Terrara's Vineyard*  
*ten distinctive homes*



West 15th Ave.



Prices subject to change without notice. Square footages are approximate.



8/25/06

Lot	Plan	sq.ft.	Price
1	Catania	2,277	\$658,000
6	Venezia	2,408	\$685,000
7	Palermo	2,277	\$647,000

*Price List*

*Ferrara & Vineyard*  
ten distinctive homes

# FEATURES

## EXTERIOR

### APPOINTMENTS

- \* 2 floor plans, each offered in two elevations
- \* Refined architecture with iron accents and distinctive detail
- \* Two-car garages
- \* Attractive long life concrete tile roofing
- \* Front yard landscaping with automatic sprinklers
- \* Rear and side yard fencing with gate
- \* Elegant entry doors with deadbolt lock
- \* Mullioned windows on front elevations
- \* Front and rear yard hose bibs
- \* Concrete driveways and entry walkways

## GRACIOUS

### LIVING AREAS

- \* Well-planned, functional floor plans
- \* Central air conditioning
- \* Dramatic 9' volume ceilings (Plan 1, Plan 2 first story)

Custom rounded drywall corners

Extensive use of glass for abundant natural light

Media niches

Wood burning fireplaces with gas log lighter

Raised panel interior doors

Designer ceramic tile entries

Quality carpeting in designer shades throughout

living room, dining room, family room, bedrooms, hall and closets

Interior laundry rooms with quality no-wax vinyl flooring

Convenient linen cabinets

"Decora" rocker light switches

Decorator selected light fixtures

## KITCHEN

### CONVENIENCE

- \* Charming breakfast nooks
- \* Quality multi-cycle dishwasher
- \* Microwave built-in above range
- \* Food waste disposal
- \* Hand-set ceramic tile countertops
- \* Custom crafted hardwood cabinetry
- \* Spacious food pantry

Culinary island

Quality easy-care vinyl flooring

Pre-plumbed for refrigerator icemaker

## ELEGANT

### MASTER SUITES

- \* Architecturally detailed master bath with private compartment water closet
- \* Oval tubs
- \* Separate shower with glass enclosure
- \* Spacious walk-in closets
- \* Elegant cultured marble countertops
- \* Quality handcrafted hardwood pullman cabinetry
- \* Full width vanity mirrors
- \* Flush mounted medicine cabinet

# FEATURES

## SECONDARY

### BATHS

- \* Elegant cultured marble countertops
- \* Easy care fiberglass tubs with embossed tile surrounds
- \* Handcrafted pullman cabinetry
- \* Full width vanity mirrors with lighting
- \* Flush mounted medicine cabinets

### ENERGY

### SAVING FEATURES

- \* Dual glazed windows throughout
- \* Economical gas forced air heating with pilot-less ignition
- \* Energy-efficient water heater
- \* Night setback thermostat
- \* Multiple smoke detectors
- \* Fireplace with energy-saving glass doors
- \* Water conserving plumbing fixtures

Weather-stripping for all exterior doors

- \* All doors, windows, and sole plates caulked to minimize air infiltration
- \* R-30 ceiling and R-11 wall insulation

### OTHER

### AMENITIES

- \* Laundry room cabinets
- \* Pre-wired for telephones, cable televisions, and garage door opener
- \* 220 V and gas outlet for dryer
- \* Fully finished garage
- \* Garage door openers
- \* Weatherproof electrical outlet to patio

### COMMUNITY

### FEATURES

- \* No Homeowners Fees
- \* No Mello Roos

### POSSIBILITIES

### (OPTIONS TO PERSONALIZE)

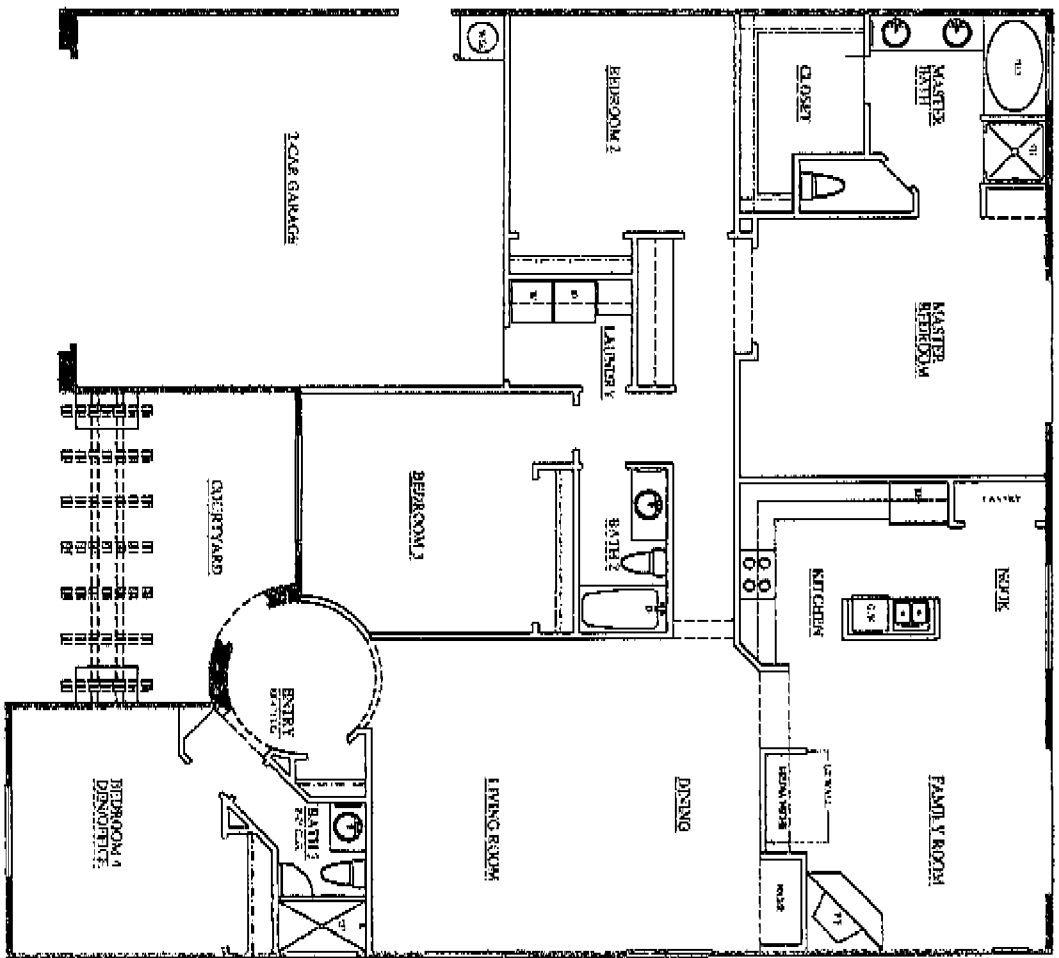
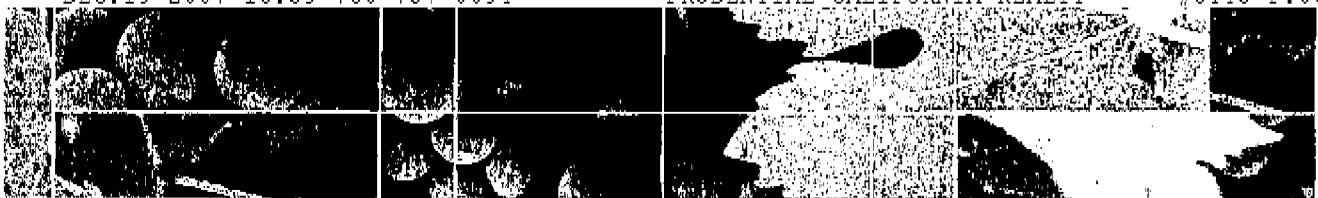
- \* Optional 5th bedroom (Plan 2)
- \* Garage storage cabinets
- \* Rear yard concrete patio

Decorator carpet and padding upgrades

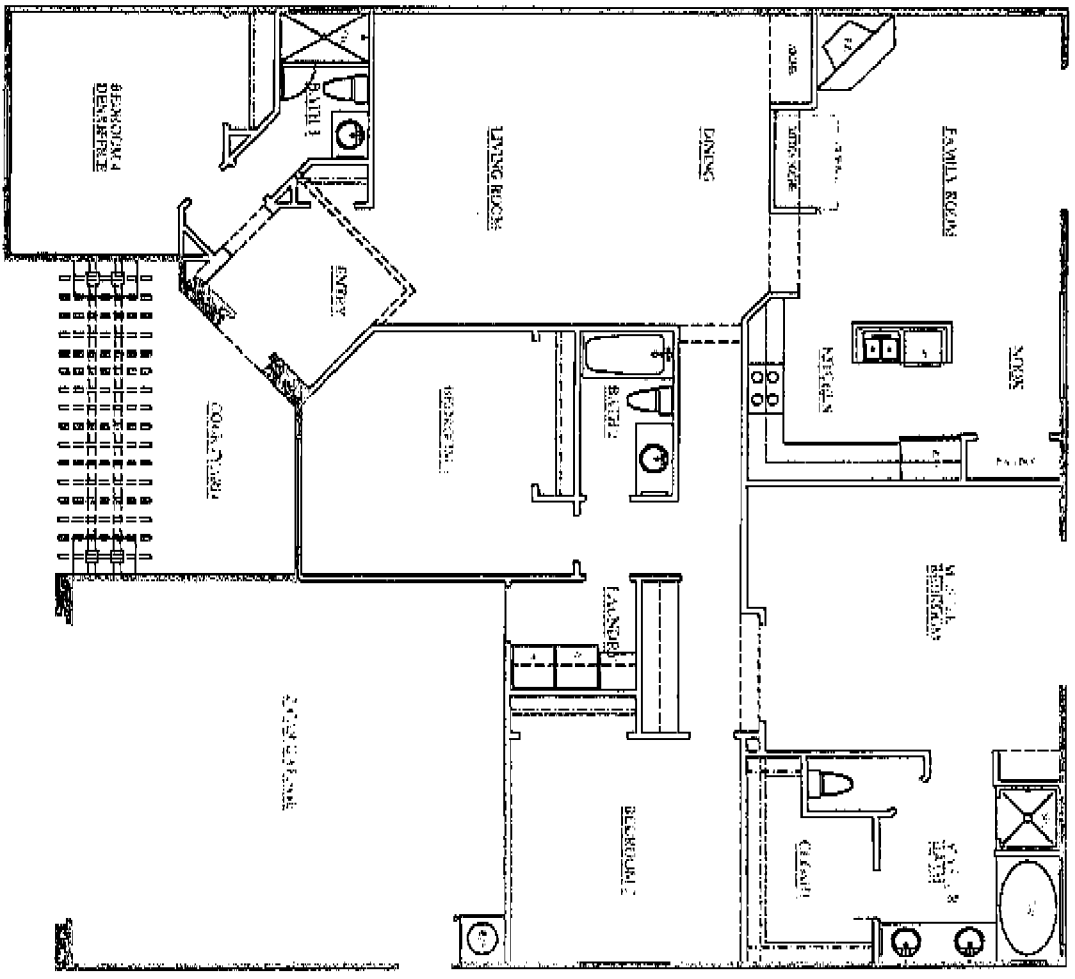
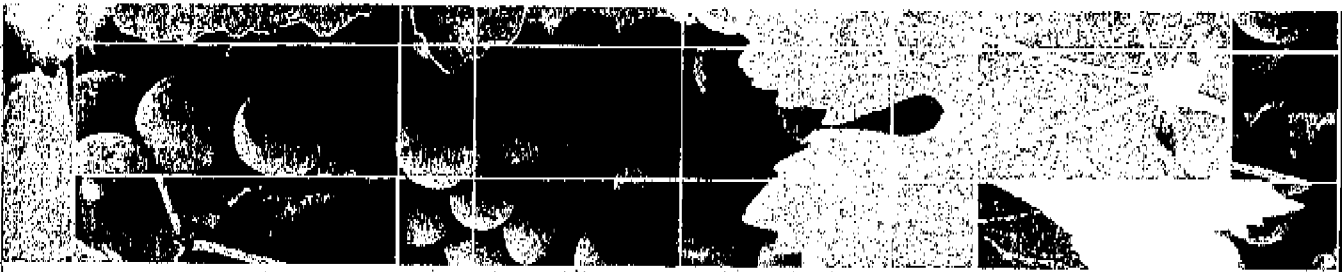
Vinyl, hardwood and tile flooring upgrades

Custom media niche cabinetry  
Hardwood mantles above fireplace  
Solid surface countertops, such as Corian or granite  
Appliance upgrades  
Mirrored wardrobe doors

Glass tub enclosures for secondary baths  
Ceiling fans  
Additional cable or telephone jacks  
Pre-wiring for monitored alarm or sound systems  
Monitored alarm systems



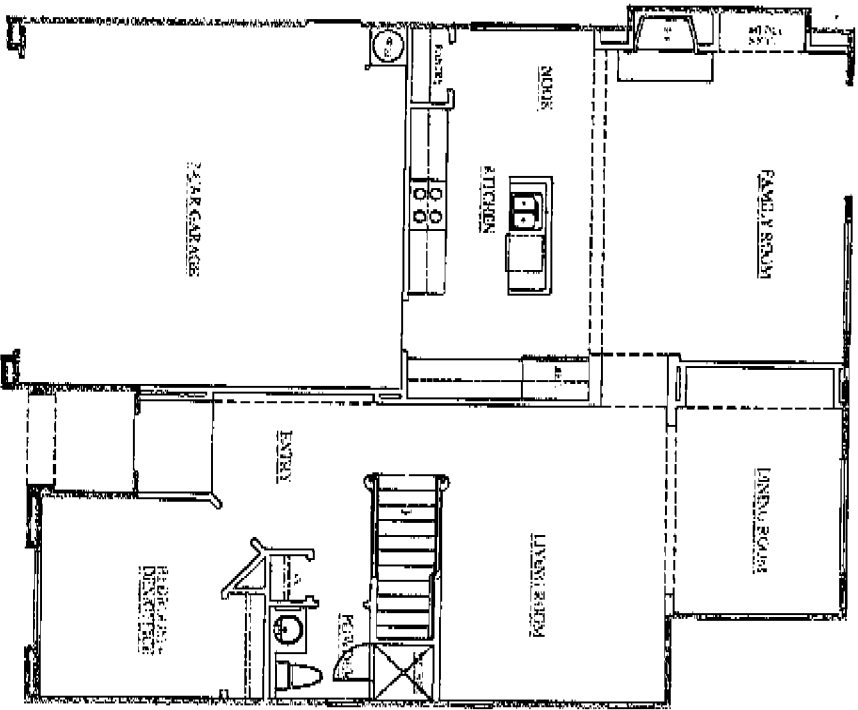
# FLOOR PLAN



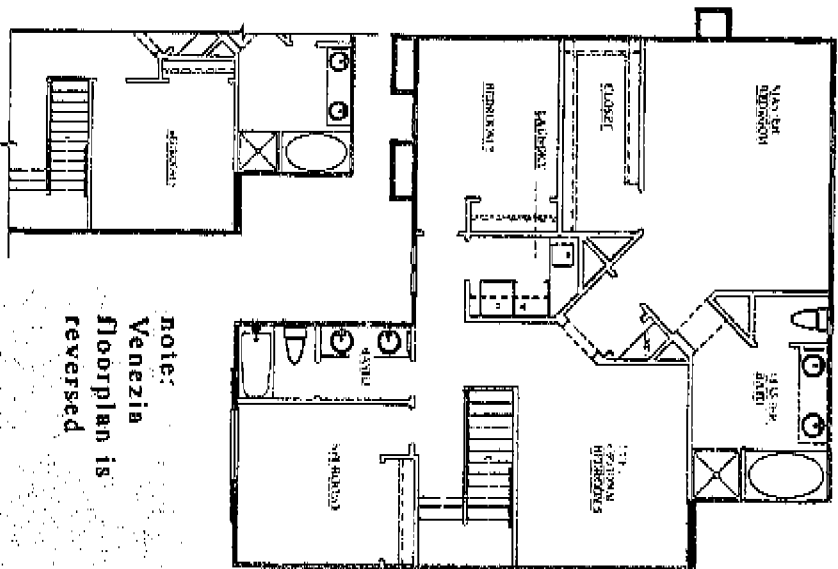
# FLOOR PLAN

# FLOOR PLAN

First Floor

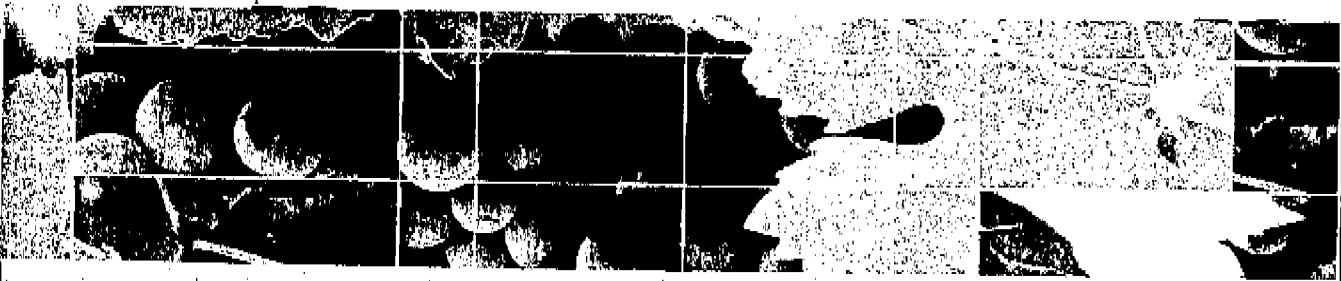


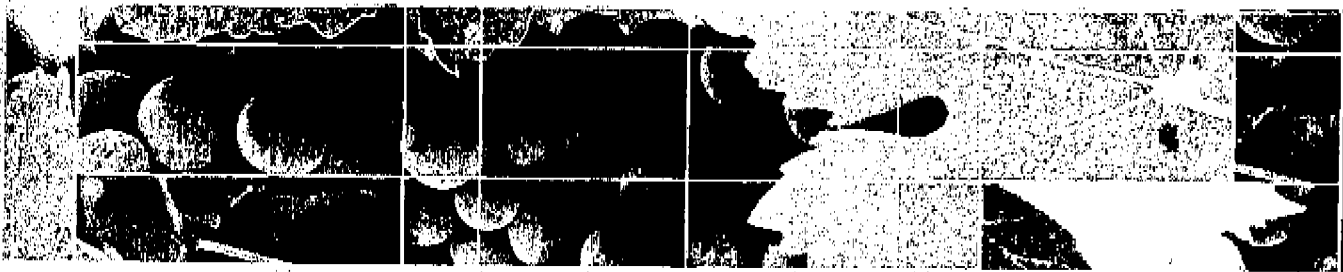
Second Floor



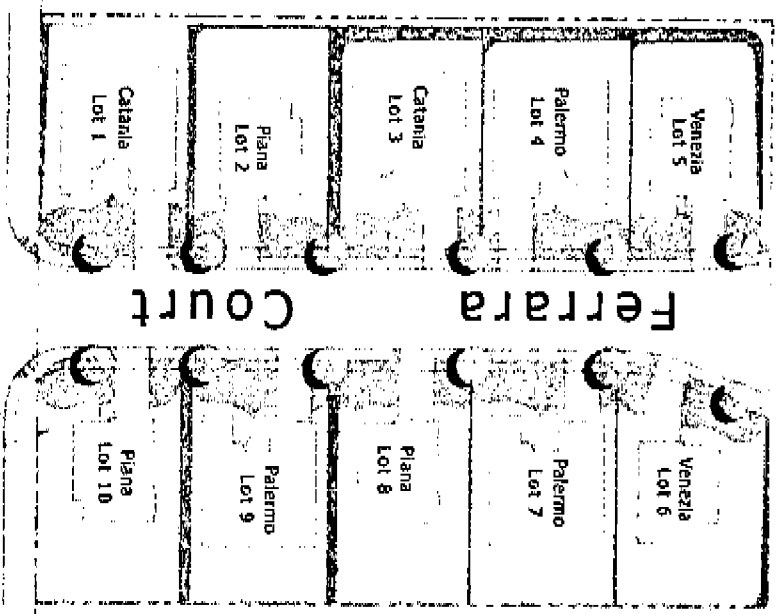
note:  
Venezia  
floorplan is  
reversed

Optional Bedroom S



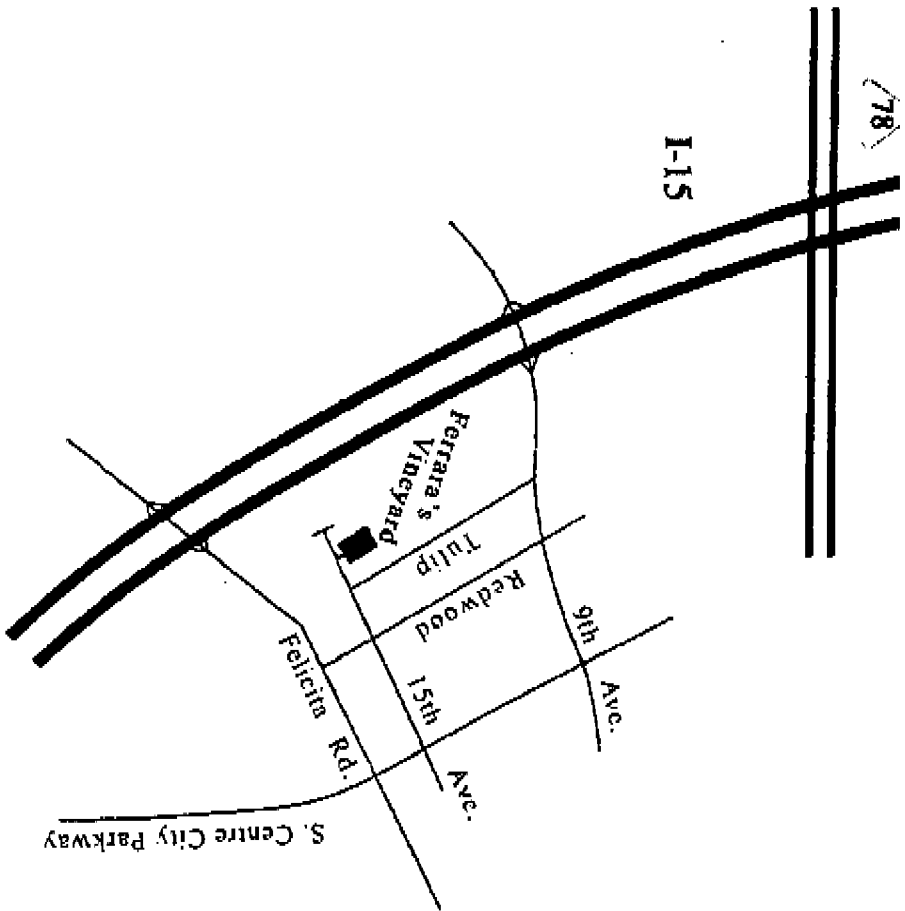


# PLOT PLAN



West 15th Ave.





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The builder reserves the right in its sole discretion to make changes or modifications to maps, plans, specifications, materials, textures, features and colors without notice. All maps, plans and illustrations are artist's conception. Square footages are approximate.

