Felicitas Palms
Plan 1
One Story, 3 Bedrooms, 2.5 Baths
3-space garage, approximately 2,202 sq. ft.

Lot 2
Lot 6
Lot 9
Lot 10
Lot 11
SOLD
$ 669,990.00
SOLD
$ 669,990.00
$ 664,990.00

Plan 2
Two Story, 4-6 Bedrooms or 4 Bedrooms, Loft, and Bonus Room,
2.5 Baths, 3-space garage, approximately 2,808 sq. ft.

Lot 1
Lot 3
Lot 5
Lot 7
Lot 8
SOLD
SOLD
$ 745,990.00
$ 725,990.00
SOLD

Prices, features, design and specifications may be subject to change without prior notice.

April 28, 2006

Felicitas Palms
2031 Felicita Road • Escondido, CA 92025 • (760) 747-7377
**ARTFULLY APPOINTED**

**Appealing Exteriors**

Highly customized architectural elevations in Craftsman Cottage and early Spanish with inviting exterior color palette highlighted with stone and wood accents.

Charming porches, columns and shutters.

Fire-resistant concrete tile roofing in coordinated styles and colors.

Elegant 8’ foot entry doors with oil-rubbed bronze/split interior chrome hardware.

Fully finished three-space garage with automated raised-panel steel roll up door.

Gas stub-out for BBQ.

**Stylish Interiors**

Woodburning fireplace with gas log lighter and media niche in family room.

Plush carpeting in designer-selected shades.

Raised panel interior doors with polished chrome hardware.

Rounded bullnose corners.

Voluminous 9 ft. ceilings downstairs/upstairs.

Decorative lighting fixtures.

Decorator chrome faucets.

Combination Roman tub/shower.

**Gourmet Kitchen**

Classic 6" x 6" ceramic tile countertops.

Fine natural Beech cabinetry.

Quality appliances.

- Gas cooktop
- Self-cleaning electric oven
- Multi-cycle dishwasher
- Microwave oven

Plumbed for icemaker.

Spacious pantry.

Charming breakfast nook.

**Elegant Master Suite**

Generous walk in closet.

6" x 6" ceramic tile vanity top with dual vitreous china basins.

Decorator chrome faucets.

Combination Roman tub/shower.

**Design Assistance**

Professional design consultants will discuss all available options and upgrades during your personal design appointments.

**Personalizing Options Include**

- Custom cabinet choices
- Decorative handrails
- Designer flooring
- Home theater and security systems
Plan 1
2,202 square feet
1 story
3 bedrooms
2.5 baths
3-space garage
PLAN 2

2,808 SQUARE FEET
2 STORY
4 BEDROOMS
OPTIONAL LOFT/BEDROOM 5
2.5 BATHS
3-SPACE GARAGE

First Floor Plan 2A
Opt. Bed. 6
3-Space Garage
Family Room
Kitchen
Dining Room
Living Room
Opt. Fireplace
Gas only
Porch

Second Floor Plan 2A
Opt. Retreat
Opt. Deck
Bed. 2 / Opt. Retreat
Master
M. Bath
W.I.C.
W.I.C.
B. 4
Opt. Bed. 5
Bed. 3
Bed. 4
Hall
Loft / Opt. Bed. 5
Opt. Open to Below
Open to Below

ELEVATION 2A

ELEVATION 2B
Felicita Palms

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