Larkspur
AT SCRIPPS RANCH VILLAGES
Plan Four

THE ASHMONT

Those seeking the unrivaled convenience of a single-level lifestyle will appreciate all this charming home offers. An ideal layout for entertaining, a formal entry ushers you into the living room, where a fireplace sets a sophisticated mood. The gourmet kitchen's open serving bar reflects this plan's overall style and practicality. Soaring ceilings throughout lend added drama and prestige. Just off the living area, the master suite features an extra-roomy walk-in closet, and the luxury of an oval tub with a separate shower enclosure.
Plan Five
THE ESSEX

4 Bedrooms
2 1/2 Baths
2,009 Sq. Ft.

Young, growing families will appreciate the thoughtful design of this well-flowing floorplan. This handsome home is memorable for its wonderfully spacious family room with a central fireplace. Nearby in the breakfast nook, a bay window provides a sunny spot for casual eating. Across from the living room, a formal dining room presents an intimate setting for more elegant meals. Upstairs, the sumptuous master bedroom offers a warm bay window and the option of adding a balcony. By converting an adjacent bedroom into an intimate retreat, a truly magnificent master suite can be created.
Plan Eight
THE GREENBRIAR

This home's elegant entry reveals a living room aglow in abundant natural light. At your option, a downstairs bedroom may be converted to a den, which opens to the adjoining family room with fireplace. A cook's delight, the kitchen features a stylish, food prep island, sunny nook, and plenty of pantry space. Curved stairs lead upstairs to the resplendent master suite, which offers the added luxury of an optional balcony. Secondary bedrooms nearby enjoy a convenient shared bath, with one bedroom capable of serving as an optional private retreat or loft. In addition, a generous 2-car garage features extra area for storage.

Furniture shown on floorplans is not included in purchase price.
Plan Six
THE STANWYCK

A curving wall with a circular art niche makes for a grand entrance into this distinctive home. The distinguished decorum continues with soaring ceilings in the living room. The unusual openness of this plan is dramatically showcased in the family room, with a fireplace on one end and the delightful country-style kitchen on the other. A fifth bedroom downstairs serves as a private retreat, or can be converted into an optional den. Winding stairs lead you to a rounded balcony, where double doors usher you into the lavish master suite. An adjacent bedroom can be converted into an optional loft.
FEATURES LIST

KITCHENS
- Whirlpool self-cleaning oven and microwave in black or white
- Whirlpool gas cooktop with sealed burners in black or white
- Whirlpool multi-cycle dishwasher in black or white
- Euro-style oak cabinetry in a choice of colors
- Composite countertops in white or almond
- White or almond porcelain on steel sink
- Oil-rubbed bronze with pull down sprayer
- Accentable vinyl flooring in a choice of colors
- Contemporary recessed can lighting over sink
- Luminous ceiling with wood trim to match cabinets (treat plans)
- Refrigerator area plated for ice maker
- Heavy-duty disposer disposal
- Convenience pantry cabinet with bins

LUXURIOUS BATHS
- Composite tile countertops in master bath
- Luxurious crushed mirrors oval tub with tile surrounds in master bath
- Separate shower with tile surrounds in master bath
- Dual-stalls/vans in all master baths and in some secondary baths (Plan A & B)
- Spacious walk-in closets in master suites (Plans A & C)
- Dual-sink master bathrooms in dual primary bathrooms
- Euro-style oak cabinetry in a choice of colors
- Stainless steel faucets
- Contemporary recessed can lighting in master bath

ADDITIONAL FEATURES
- Architectural styling of classic country villa with concrete tile roof
- Expanded windows with white muntins on front elevations
- Raised panel solid core entry doors with brass hardware
- Custom ceramic tile entry
- Plush carpeting throughout living areas
- Rounded wall corners
- Elegant raised panel interior doors
- Woodburning fireplace with gas log lighter
- Decorator selected light fixtures
- Dramatic volume ceilings in selected living areas (most plans)
- Architecturally specified exterior color palettes
- Pre-wired for telephone and cable TV
- Two & three-car garages with roll-up doors wired for electric opener
- Illuminated address numbers
- Front yard landscaping
- Full side and rear yard fencing

WATER AND ENERGY SAVERS
- Dual-glazed windows throughout
- R-30 roof and R-13 exterior wall insulation
- Central forced air heating with thermostat control

SAFETY FEATURES
- National Guardian security system
- Smoke detectors
- Locked mail boxes

MMK/Milliken homes are energy efficient and are in compliance with the State of California Energy Requirements as set forth by Title 24, Part 6, Subpart 3. In compliance with the energy factor requirements of Section 24-7.6 of Title 24, Part 6, Subpart 3, the Department of Energy has determined that the energy factor of this project is less than 1.0. Due to the nature of this project, MMK/Milliken has made an effort to reduce energy consumption as much as possible. The materials used in the construction of this project have been selected to meet these requirements. However, some of the materials selected may not be available in all locations. Additional energy-saving features may be included in the construction of this project. MMK/Milliken reserves the right to make changes in the plans and specifications without notice. The final costs of the project will be determined by the materials and labor used in its construction. MMK/Milliken has made every effort to ensure the accuracy of the plans and specifications. However, MMK/Milliken cannot guarantee that all materials will be available at the time of construction. MMK/Milliken also reserves the right to make changes in the plans and specifications without notice. The final costs of the project will be determined by the materials and labor used in its construction. MMK/Milliken has made every effort to ensure the accuracy of the plans and specifications. However, MMK/Milliken cannot guarantee that all materials will be available at the time of construction.