

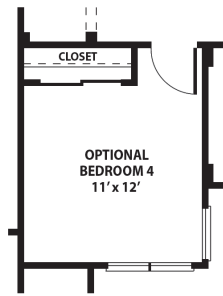
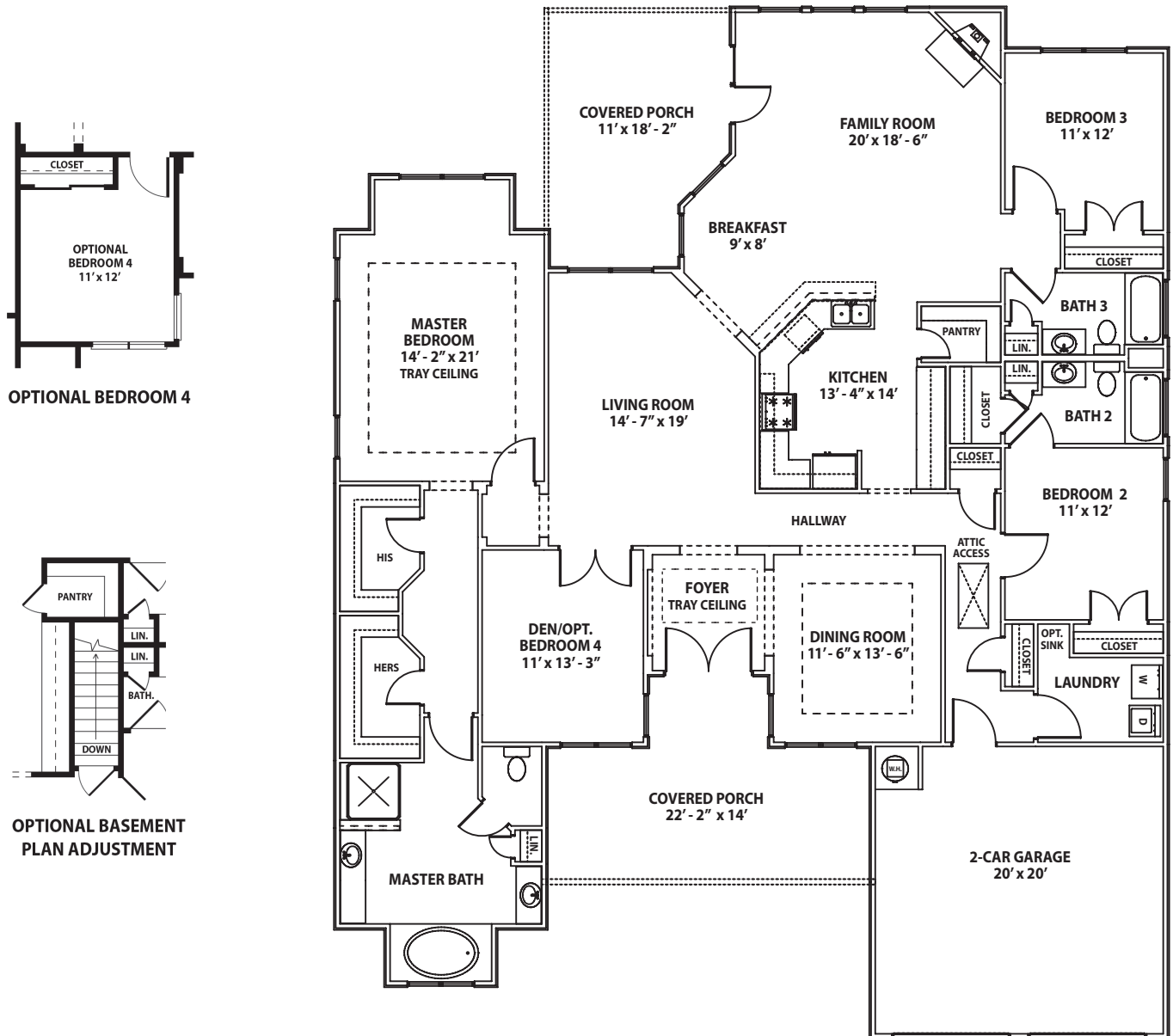
3 bedrooms, 3 bathrooms

Family room with open kitchen and breakfast area,
dining room, separate living room, den

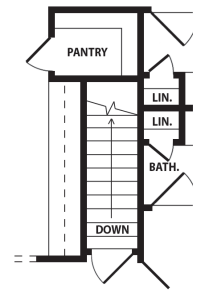
2-car garage

Covered porch and patio

2,727 square feet of heated/cooled living area



OPTIONAL BEDROOM 4



OPTIONAL BASEMENT PLAN ADJUSTMENT

VENTUS COLLECTION – Luxury Features

The Community

Behind the 24-hour manned gatehouse, Soleil Laurel Canyon will always be immaculately maintained. The grounds will be professionally managed so you can sit back, relax and enjoy. A few of the many features include street lights, decorative lighting at the entrance, natural style landscaping within all common areas, private streets and sidewalks. Turf maintenance around your home includes mowing, edging, fertilizing and pesticide application along with maintenance of your irrigation system.

EXTERIOR FEATURES

- Professionally Designed Exterior Elevations Featuring Stone and Brick Options
- Accents with Fibercement Siding
- Upgraded Exterior Trim Package with Custom Gutters & Downspouts
- Certainteed Horizon Dimensional Shingles (30 Year Warranty)
- Vinyl Windows (Low E) Almond Color with Screens
- Professionally Designed Landscape Package
- Front & Back Yard Irrigation System
- Carriage Style Garage Door
- Belt Drive Garage Door Opener & 2 Remotes
- Concrete Patio or Pressure Treated Deck*
- Steel Atrium Rear Patio Door
- Double 8' Fiberglass Front Door
- Front & Rear Porches Per Plan
- GFI Switches
- Garden Hose Connections
- Door Chime
- R13 Insulation in Walls
- R30 Insulation in Attic
- R19 Insulation in Vaulted Ceilings*

INTERIOR FEATURES

Living Areas

- 10' Smooth Ceilings
- Lever Satin Nickel Door Hardware with Matching Hinges
- Hardwood Flooring in Foyer
- Direct Vent Fireplace with Gas Logs
- Slate Hearth/Mantle
- Phone Outlet in Family Room & Owner's Bedroom
- Cable Outlet in Family Room and Owner's Bedroom
- Designer Lighting Package
- All Windows Face Cased
- Smoke Detectors on All Floors
- Ceramic Tile Flooring in Laundry Room
- Electric Water Heater
- Energy Efficient Heat Pumps
- Name Brand Carpet
- 4" Baseboards
- Crown Moulding in Main Living Areas
- Washer & Dryer Connections
- Digital Thermostat
- Pull Down Attic Access

* Per Plan

At least one resident of each household must be 55 years of age or older. Please review the Declaration of Covenants, Conditions and Restrictions for the community for the legal requirements for the community, including occupancy and assessments. Prices, home sites, home designs and other information subject to errors, changes, omissions, deletions, availability, prior sales and withdrawal, at any time without notice. Unless otherwise indicated, prices shown refer to the base house and do not include any optional features. Square footage numbers are approximate and may vary depending on the standard measurement used. Photos and/ or drawings of homes may show upgraded landscaping and may not represent the lowest priced homes in the community. All renderings and floor plans in these materials are an artist's conceptual drawing and will vary from the actual plans and homes as built. Not an offering to CT, NJ or NY residents. Void where prohibited. Please see onsite agent for details.



Kitchen

- Hardwood Flooring in Kitchen
- Designer 30" Flat Panel Cabinets with European Hidden Hinges
- Name Brand Appliances
- 30" Electric Cook Top
- Single Wall Oven
- Multi Cycle Dishwasher
- Granite Group A Countertops with Double Bowl Stainless Steel Undermount Sink
- Built in Garbage Disposal
- Name Brand Faucets
- Pantry Closet
- Fluorescent Lighting in Kitchen

Powder Room

- Pedestal Sink
- Ceramic Tile Flooring
- Name Brand Faucet
- Elongated Commode

Secondary Bath

- Designer Cabinets with European Style Hidden Hinges
- Cultured Marble Vanities & Backsplash
- Name Brand Faucets
- Fiberglass Tub/Shower
- Ceramic Tile Flooring
- Scald Guard Shower Valve
- Elongated Commode

Owner's Bedroom & Bath

- Trey Ceilings*
- Cultured Marble Vanities & Backsplash
- Designer Cabinets with European Style Hidden Hinges
- Separate Shower with Tiled Walls & Shower Door
- Roman Tub with Deck Mount Faucet
- Name Brand Faucets
- Scald Guard Shower Valve
- Ceramic Tile Flooring
- Walk-In Closet with Double Ventilated Shelving
- Comfort Height and Elongated Commode

Customer Service

- Full Service Mortgage with Preferred Lender
- Comprehensive Quality Assurance Inspections
- Homeowner Orientation Prior to Closing
- 30 Day and 11 Month Warranty Walk Through
- 1 Year Limited Builder's Warranty
- 10 Year Structural Warranty
- Manufacturer's Limited Warranties