



## Standard Features for La Costa 2525 – Tuscany Plan

### Green Standard Features

- R-38 blown and insulated ceilings
- Exterior walls insulated with R-21
- Engineered roof trusses
- Full parameter eve gutters
- Green water lines insulated below floor joist
- Heating and cooling ducts insulated with R-8 value
- One Bryant 92% efficient, 80,000 BTU high efficient condensing furnace and one 14 SEER (Seasonal Energy Efficient Rating) 5.0 ton air conditioner with digital and programmable thermostat
- Milgard Low E “Style Line” dual pane windows
- Heatilator Fireplace DV3732, 20,000 BTU. Complete with gas log kit.
- Energy Star rated ceiling fans with lights in great room and all bedrooms
- Energy Star Rated recessed lighting throughout kitchen
- 75 gallon high efficiency quick recover natural gas Bradford RG250TGN fired hot water heater in enclosed closet
- White elongated 1.28 gallons per flush toilets in all bathrooms

### Exterior

- Spacious rear covered brick paver patio
- Paver driveway
- Private gated courtyard at entry with San Francisco cobblestone brick paver sidewalk.
- Numerous GFI protected outlets
- Front yard landscaping
- Complete 6’ rear yard privacy fence
- Decorative gable vents
- Color integrated acrylic stucco exterior with rock accents

### Interior

- Nine foot ceiling height
- Interior doors: 8’ white panel doors with ¾” decorative casing
- Cable TV wiring in family room and all bedrooms
- Telephone wired for up to three separate numbers and jacks in kitchen and all bedrooms
- Fireplace with custom wood mantle
- Engineered floor joist system using 9 ½” Louisiana Pacific I-Joists with 4x8x ¾ tongue and groove plywood subfloor glued and nailed with ring shanks
- Kwikset door locksets, with separate deadbolt on front door and back door of garage
- Paradigm water proof flooring in entry, great room, kitchen, dining room, hallway and laundry room

### **Interior Continued**

- Tile floors in all bathrooms set on cement backer board
- Two color interior paint
- White Décor rocker switches
- 5/8" sheetrock with bullnose corners and 5 ¼" decorative base board
- Custom closet shelving in all bedroom closets

### **Garage**

- Oversized 695 sq. ft. three car tandem garage sheet rocked, taped, textured and painted interior garage walls insulated with R-19 in the ceiling and R-19 in the walls
- Two 9' x 8' steel insulated garage doors. Both with weather stripping and one opener for each door.
- Dedicated landscape clock outlet
- Three 4' fluorescent lights
- Ample 110-volt duplex outlets
- Exterior door to side yard
- One hour fire rated door to interior of home

### **Utility Room**

- Electric dryer hook-ups.
- Large utility sink with faucet
- Proflo PFLT 2522D and faucet ProFlo PFX7002M
- Broan Fan 2B 80
- Custom cabinetry for extra storage.
- Granite slab countertop with 6" granite backsplash

### **Kitchen**

- Garbage disposal 1/3 hp Evergrind E101
- Stainless Steel Whirlpool 10 cu. ft. 30" Double Wall Oven with extra-large oven window
- Stainless Steel Whirlpool 36 inch 5 Burner Gas Cooktop
- Stainless Steel Whirlpool 36-inch Vented Wall-Mount Canopy Hood
- Stainless Steel Whirlpool Dishwasher
- Stainless Steel Whirlpool 1.6 cu. ft. built-in Microwave with 1,200 Watts Cooking
- 31 ¼' x 20 ½" double compartment stainless steel under mount gourmet sink ProFlo PFUC208
- Proflo Pull-out goose neck, three function sprayer with 360° swivel faucet PFXC7011
- Granite Slab counters with full tile backsplash
- Breakfast Bar
- Plumbed for ice maker
- Large eating area
- Custom made cabinets with soft close drawers and doors and pull out shelves. Doors equipped with handles or knobs.
- Lighted walk-in pantry with floor to ceiling shelving

## Master Bath

- Spacious walk-in closet
- Walk in tiled shower with tile shower pan to match. Frameless door enclosure with clear glass, Moen 62320 dual shower heads and bench
- His and hers granite slab vanity countertops with 6" granite splash and full length 36" tall wood framed mirrors to match cabinets above vanities and custom lighting.
- 60" x 36" soaking tub with tile deck and tile front Proflo PFS6036A and deck mount Moen faucet EVAP943
- 20" x 117" Vitreous China Sink ProFlo PF20174 with Moen Faucet T6420
- Bathroom and/or toilet room Fan Broan A70L
- ProFlo Toilet PFCT101HEWH
- Private water closet
- Brushed nickel or oil rubbed bronze towel bar, paper holders and cabinet hardware

## Bath Two

- Tile Floor
- Fiberglass Tub/Shower
- Two 20" x 117" Vitreous China Sinks ProFlo PF20174 with Moen Faucet T6420.
- Granite slab vanity countertop with 6" granite splash and full length 36" tall wood framed mirror to match cabinets above vanities and custom lighting
- Fan Broan A70L
- ProFlo Toilet PFCT101HEWH
- Brushed nickel or oil rubbed bronze towel bar, paper holders and cabinet hardware.

## Casita

- Private Entry, Bedroom, Living Area, with room for refrigerator, sink and dishwasher and 5' granite countertop with 6" backsplash
- Private Bathroom
  - Tile Floor
  - Fiberglass Tub/Shower
  - One 20" x 117" Vitreous China Sinks ProFlo PF20174 with Moen Faucet T6420
  - Granite slab vanity countertop with 6" granite splash and full length 36" tall wood framed mirror to match cabinets above vanities and custom lighting
  - Fan Broan A70L
  - ProFlo Toilet PFCT101HEWH
  - Brushed nickel or oil rubbed bronze towel bar, paper holders and cabinet hardware
- Paradigm water proof flooring in entry and hallway
- Area for stackable washer and dryer