

# CIELITO LINDO DE TUBAC TOWNHOMES

## STANDARD FEATURES

### COMMUNITY AMENITIES

- Swimming pool and spa with heater
- Shaded Ramada and outdoor kitchen facilities
- All utilities underground; community water and sewer system
- Patio picnic area with fireplace for parties
- Area landscape and accent street lighting
- Extensive landscaping throughout
- Privacy entry gates
- Exterior maintenance by Home Owners Association to ensure visual integrity
- Custom patio gates and walking paths

### EXTERIORS

- Spanish Colonial/Territorial designs with accent trim features
- Sand finish stucco exteriors with territorial detailing in selected colors with canales, corbels and rough sawn beams
- Custom handcrafted territorial wood entry doors with upgraded door hardware
- Territorial design color clad wood frame operating windows with specially designed trim
- Two door two car attached garage fully finished with automatic door openers; insulated doors
- Covered front entries with corbels and portal posts per plan
- Private planting area
- Wall mounted porch and patio lights
- Walled back patios
- Durable 2x6 frame; structurally certified and engineered construction
- Three-wall party/fire wall system for acoustical and fire protection
- Private landscaped entrances
- Five (5) year termite protection guarantee
- Concrete driveway, entry and walkway
- Two year roof warranty

### ENERGY EFFICIENT FEATURES

- 200 amp electrical system
- 12 SEER air conditioners and heat by brand name manufacturers; 5 year warranted
- Balanced heating/cooling with Honeywell climate controlled programmable thermostats
- All thermopane windows and glass doors in wood framing with high "E" value glass
- R-24 walls/R-30 ceilings
- Insulation in key plumbing walls for sound deadening
- Sill sealer and pressure treated plates around all exterior walls
- Energy efficient 40 gallon gas water heater
- Water conservation toilets by American Standard
- Direct wired smoke alarms throughout

## FANTASTIC INTERIORS

- Refrigerator, washer and dryer included in base price
- Quality GE appliances - range, dishwasher, disposal, refrigerator, washer and dryer
- Rough sawn beams in key areas
- Niches and bookcases; knock down texture drywall with rounded corners
- Quality carpeting, 12x12 tile and select vinyl flooring
- Select cabinetry by Merillat
- Separate bedroom suites with full baths/showers
- Cultured marble countertops and cultured marble tub/shower in bathrooms
- Beveled edge easy care laminate countertops in kitchen
- Chrome bath bar lights over mirror
- Tub and separate shower in master bathroom; choice of clear or obscure shower doors in chrome or brass
- Mirrored medicine cabinets where applicable
- Recessed lighting
- Walk-in closet in master suites
- Gas burning fireplaces
- Pre-wired for satellite dish, multiple telephone lines and TV cable (not available in area at this time)
- Ceiling fan in living room; master bedroom pre-wired for fan
- Rocker decor light switches in choice of white or ivory
- Designer light fixture package
- Upgraded doors and hardware

## SAMPLE OF THE AVAILABLE OPTIONS

- Ceramic tile countertops and wall surrounds
- Hydro Spa tub in bath by Jacuzzi
- Circulating hot water pump
- Central vacuum system
- Wire for audio/intercom system or security systems
- Additional recessed lighting, ceiling fans, exterior lighting and electrical outlets
- Upgraded kitchen appliance packages
- Upgraded floor coverings; Mexican tile
- Upgraded door hardware and finishes
- Semi custom doors and design changes; pocket doors
- Patio fireplaces and barbeque pits
- Upgraded landscaping packages

Materials may vary from home to home and in accordance with individual building contracts. Some items featured in model homes may be decorator suggestions and may not be included in the purchase price. Please consult your sales agent. The information provided is not guaranteed and is subject to change and corrections without prior notice.