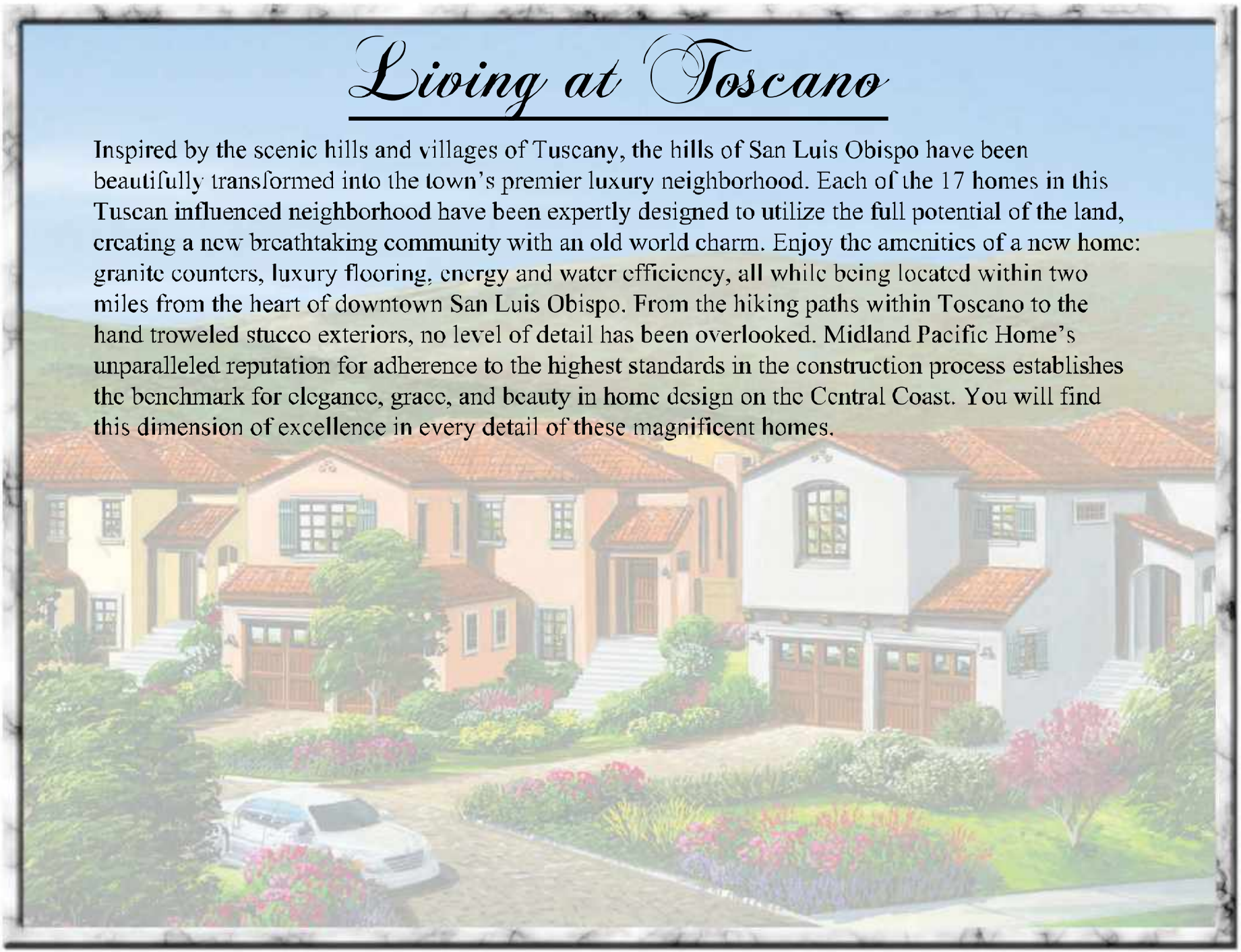
Toscano

By Midland Pacific Homes


Toscano
- Phase 1
- Phase 2
- Phase 3
- Model Homes
Future Affordable Housing
Arezzo Drive
Cortona Drive
Tresana Lane
Lucca Lane
Livorno Circle
San Vincenzo Drive
Calle Malva
Cherry Lane

Living at Toscano

Inspired by the scenic hills and villages of Tuscany, the hills of San Luis Obispo have been beautifully transformed into the town's premier luxury neighborhood. Each of the 17 homes in this Tuscan influenced neighborhood have been expertly designed to utilize the full potential of the land, creating a new breathtaking community with an old world charm. Enjoy the amenities of a new home: granite counters, luxury flooring, energy and water efficiency, all while being located within two miles from the heart of downtown San Luis Obispo. From the hiking paths within Toscano to the hand troweled stucco exteriors, no level of detail has been overlooked. Midland Pacific Home's unparalleled reputation for adherence to the highest standards in the construction process establishes the benchmark for elegance, grace, and beauty in home design on the Central Coast. You will find this dimension of excellence in every detail of these magnificent homes.



Standard Features

EXTERIOR

- Tuscan themed exteriors
- Hand troweled 3-coat finestone acrylic color stucco finish
- Stone veneer accents (per plan)
- Blended S-tile clay roofs
- Energy efficient double pane, low-E, vinyl windows
- Exterior window shutters, surrounds, sills, and headers
- Beaded 8' fiberglass front door
- Schlage door handle and grade 1 lock in aged bronze
- Beaded panel garage doors with windows, automatic opener, and two remotes
- Finished interior 2-car garages
- Brick paver driveways, walkways, and patios
- Seamless aluminum rain gutter package with downspouts
- Water efficient designed front yard landscaping with automatic timer and drip system
- Gas stub for BBQ in backyard
- Fully fenced rear and side yards with gate

INTERIOR

- 9' ceilings throughout home
- 8' interior doors
- Schlage interior door hardware with choice of finish
- Bath hardware with choice of finish
- Interior hand textured walls with bullnose corners
- Eggshell finish interior paint
- 1/2" sheetrock walls with 5/8" sheetrock ceilings
- 5 ¼" Coronado baseboards with 3 ¼" door casings
- Decora switches
- Tile flooring in baths
- "COREtec Plus" 5" luxury flooring in living areas
- Carpeted bedrooms and stairs

INTERIOR (continued)

- Elegant light fixtures with choice of finish
- 42" direct vent fireplace with concrete surround and mantle
- 2cm granite counters with 4cm mitered edge detail
- 6" granite backsplash in kitchen
- 4" granite backsplash in baths
- Face frame, full overlay cabinets with soft-close glides and hinges
- Kitchen pantry (per plan)
- Under cabinet lighting in kitchen
- Moen pullout kitchen faucet
- LG stainless steel appliances (30" gas range, microhood, and dishwasher)
- Ceiling fan pre-wiring in living room and all bedrooms
- Walk-in master bedroom closets
- Moen bath sink faucets with choice of finish
- 16 gauge stainless steel undermount kitchen sink
- Moen shower and bath faucets with choice of finish
- Full tiled master shower enclosure with flush floor transition
- Kohler cast iron tub with tile surround in guest baths
- Vitreous China undermount bath sinks
- Low-flow toilets
- Rinnai tankless water heater
- Total home and garage safety fire sprinkler system
- R-21 wall insulation
- R-30 ceiling insulation
- R-19 between floor insulation
- Interior laundry room
- Gas dryer connection in laundry
- Smoke and carbon monoxide detectors
- 200 amp electrical panel
- Pre-wired for fiber optic internet
- Cal Green compliant
- Ten year structural home warranty

The Tignanello





- Lot locations

The Tignanello

1,341 sq. ft. - 2 bed, 2.5 bath



First Floor



Second Floor

The Lambrusco





- Lot locations

The Lambrusco

1,546 sq. ft. - 3 bed, 2.5 bath



First Floor



Second Floor

The Enantio





- *Lot locations*

The Enantio

1,662 sq. ft. - 3 bed, 2 bath



1662-Enantio

The Brunello





- Lot locations

The Brunello

1,741 sq. ft. - 3 bed, 2.5 bath



First Floor



Second Floor

1741-Brunello

The Asti



Elevation A



Elevation B



- Lot locations

The Asti

1,828 sq. ft. - 3 bed, 3 bath



First Floor



Second Floor

1828-Asti

The Biachetto





- Lot locations

The Brachetto

1,891 sq. ft. - 3 bed, 3 bath



First Floor



Second Floor

The Soave





- Lot locations

The Soave

1,925 sq. ft. - 3 bed, 2.5 bath



First Floor



Second Floor

The Raboso





- *Lot locations*

The Raboso

1,973 sq. ft. - 3 bed, 2.5 bath



First Floor



Second Floor

The Sagranito





- *Lot locations*

The Sagranito

1,981 sq. ft. - 3 bed, 3 bath



First Floor



Second Floor

The Amarone





- Lot locations

The Amarone

2,028 sq. ft. - 3 bed, 2.5 bath



First Floor



Second Floor

The Cortese





- *Lot locations*

The Cortese

2,100 sq. ft. - 3 bed, 2.5 bath





First Floor

Second Floor

The Barolo





- *Lot locations*

The Barolo

2,136 sq. ft. - 3 bed, 2.5 bath



First Floor



Second Floor

The Verdicchio

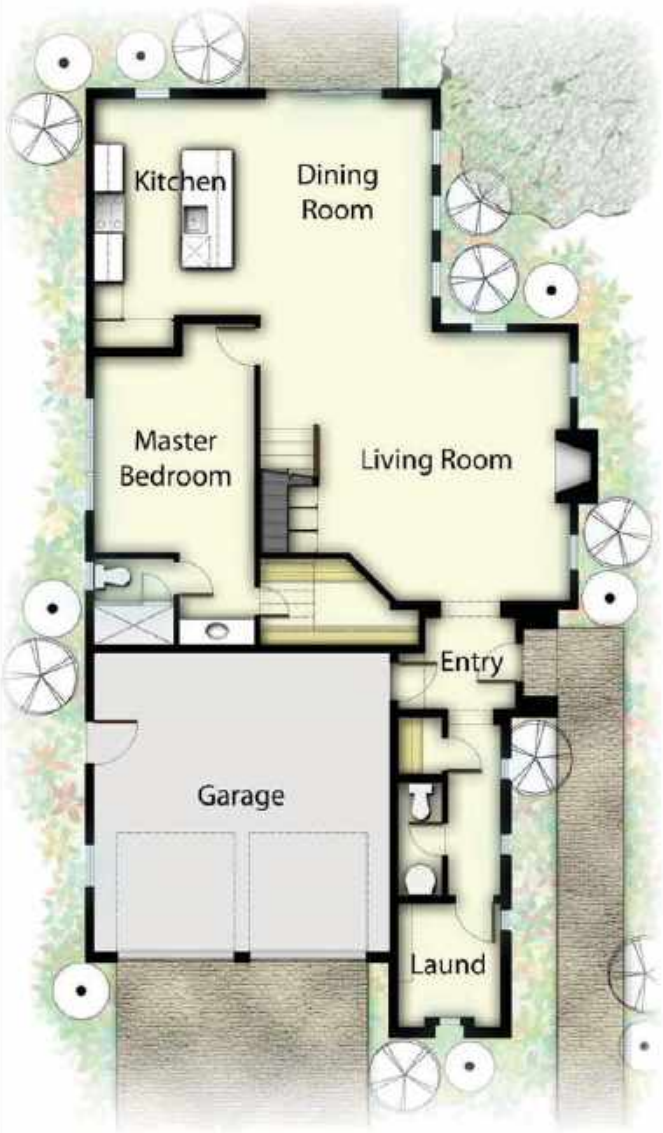




- *Lot locations*

The Verdicchio

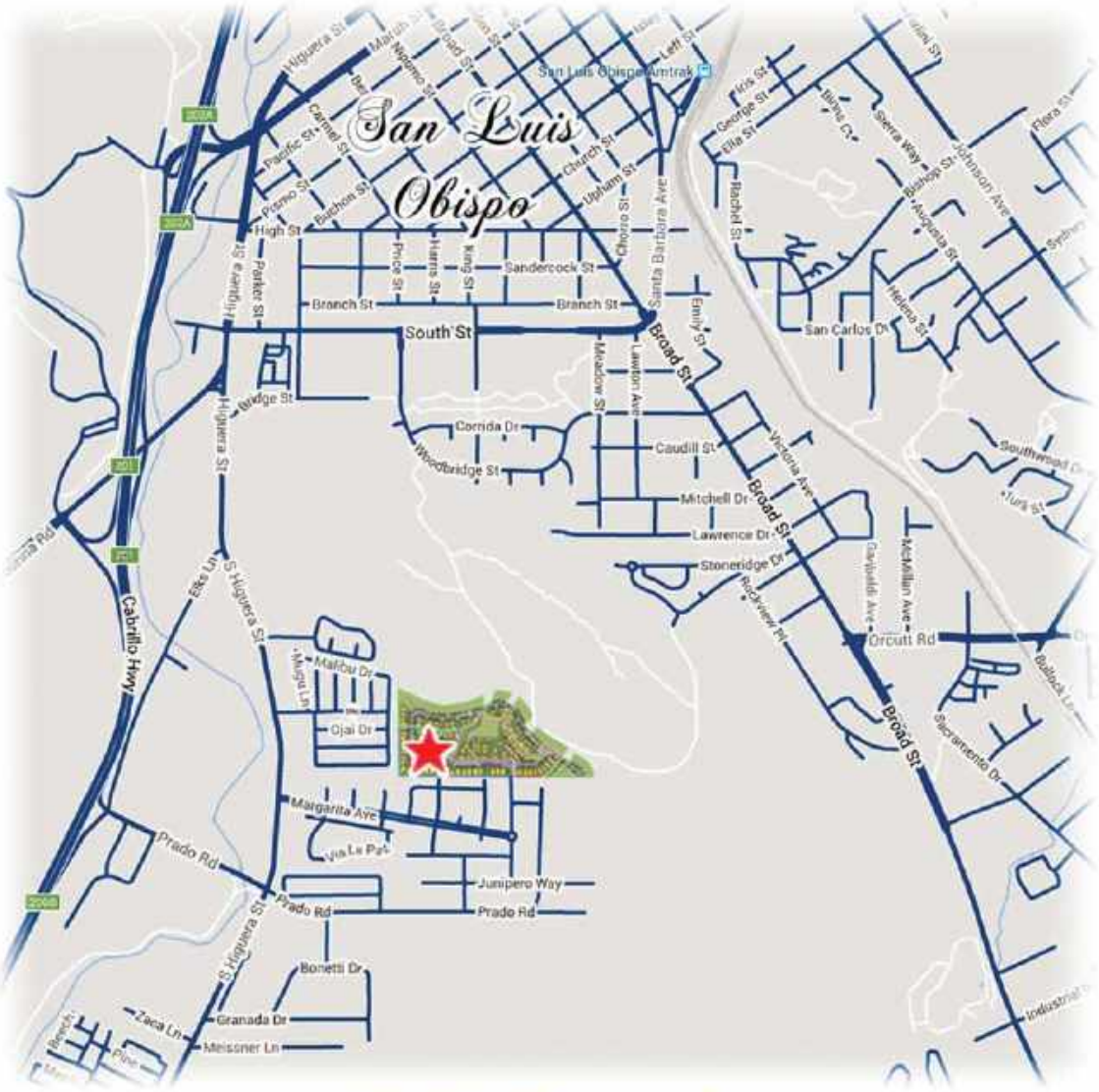
2,245 sq. ft. - 3 bed, 3.5 bath



First Floor



Second Floor



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