





www.RobinAndersonArtist.com Rendering is artist's conception

**B**uilding a brighter tomorrow begins with a commitment to the future, based upon an understanding of the past. For over two decades, CenterStone Communities West has been crafting homes and communities distinguished by a richness of character and an exceptional attention to detail. Innovation, superior design and a focus upon the environment with an emphasis upon sustainability create the synergy out of which has evolved neighborhoods that have not only garnered numerous awards and accolades, but a staunch cadre of support from those who are proud to claim that they own a CenterStone Communities West home.



**Exterior Elevation A - SPANISH**



**Exterior Elevation B - MEDITERRANEAN**

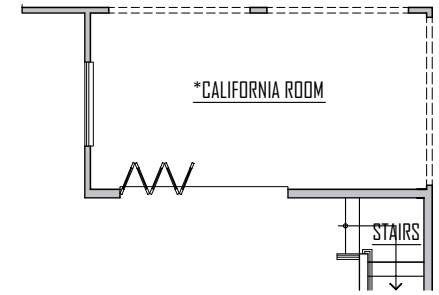


**Exterior Elevation C - CRAFTSMAN**

**EACH RESIDENCE:**

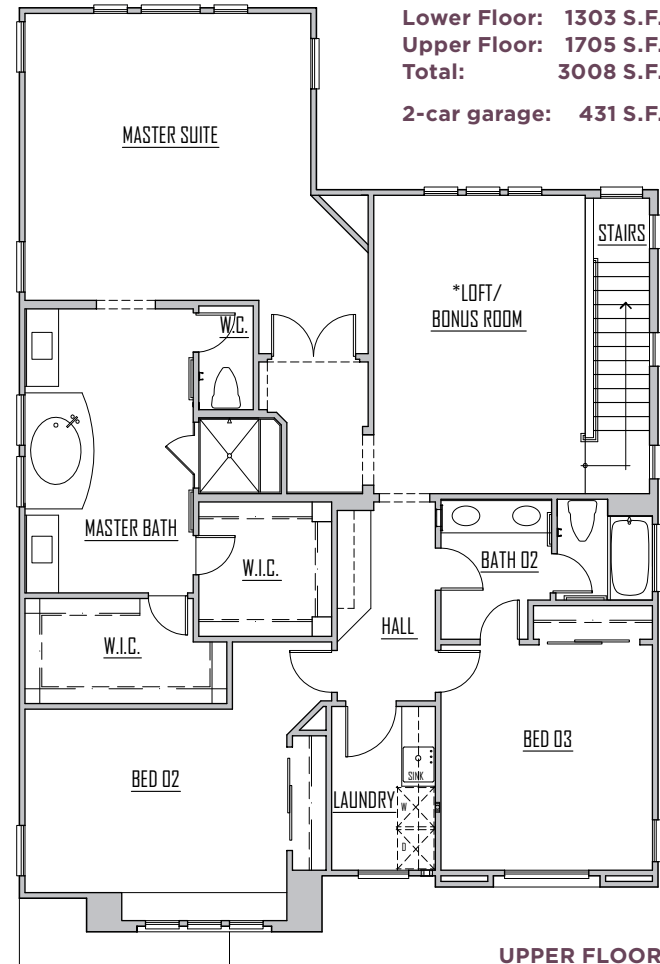
- 3,008 Square Feet
- Two-Story
- 4 Bedrooms/3 Bathrooms
- Gourmet Kitchen with Island Work Space and Expanded Counter Seating
- Family Dining Area
- Great Room with Fireplace
- Downstairs Bedroom with Bath
- Spacious Upstairs Master Suite
- Two Upstairs Bedroom Suites
- Large Upstairs Loft/Bonus Room
- Upstairs Laundry Room
- Attached 2-Car Garage

Seller/builder reserves the right to modify plans, features, specifications or prices without notice or obligation. While every effort has been made to ensure accuracy, specifications and plans are preliminary and refinements are fully expected. All square footages are approximate. Renderings are artist's concepts.

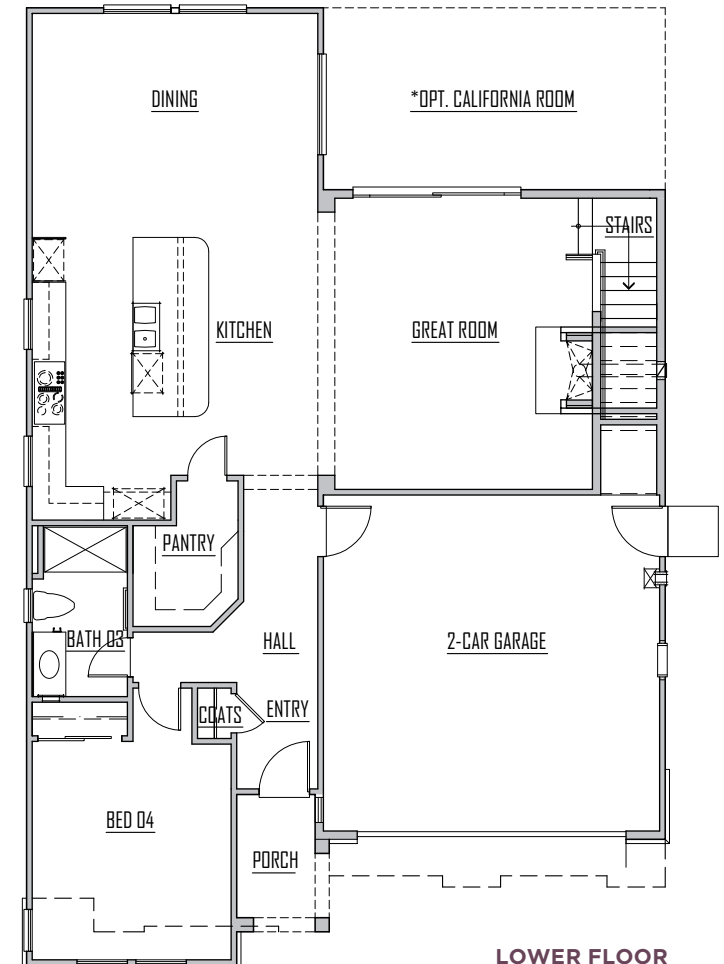


**OPTIONAL CALIFORNIA ROOM**

*\*Standard on Lots 2 and 3 only.*



**UPPER FLOOR**



**LOWER FLOOR**

## FEATURES:

### Community Distinctions:

- Exclusive enclave of just 3 homes in cul-de-sac location
- Pool-sized lots averaging over 5,000 square feet
- Close to shopping and freeways

### Schools:

- Luther Elementary
- Anaheim Union High School District
- Walker Senior High School
- Kennedy High School (eligible to test for Oxford Academy for 7th - 12th Grade)
- **No Homeowner's Association or Mello Roos**

### Exceptional Exteriors:

- Custom detailed exteriors
- Designer planned exterior color palettes per elevation
- Fire resistant concrete tile roofs in complimentary color schemes per elevation
- High quality vinyl windows matched in style to exterior themes
- 2-car attached garage with fully finished and painted interior
- Insulated sectional roll-up garage doors with designer lites per elevation
- Elegant designer 8-foot entry doors per elevation
- Designer selected lighting per elevation
- Stone accents per elevation

### Interior Highlights:

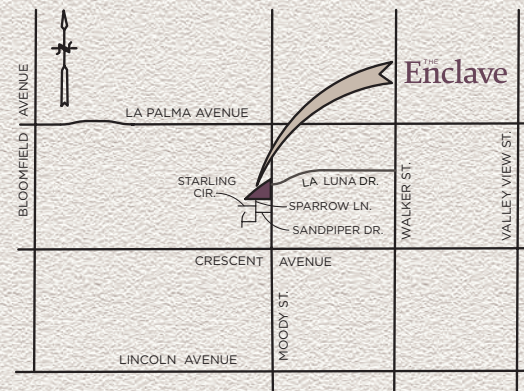
- Soaring 9-foot ceilings throughout
- Architectural niches and archways
- Spacious great rooms with 36" gas fireplaces and pre-wiring for flat screen televisions and surround sound
- Expansive upstairs loft
- Downstairs bedroom and bath
- Decorative 2 1/2" door casings and 4 1/2" baseboards
- Raised panel, 8-foot interior doors (selected locations)
- White Thermofoil cabinets throughout
- Moen plumbing fixtures throughout
- E-stone counters at secondary baths
- Laundry rooms with upper and lower cabinets and wash sinks
- Designer-selected, two-toned interior color schemes
- Ceramic tile flooring in entries, kitchens and master bathroom
- Fire sprinkler systems throughout
- Seamless rain gutters

### Energy Efficient and Eco-Friendly Features:

- Tankless water heater
- Dual glazed, low-E glass vinyl framed windows
- Upgraded R-15 exterior wall and R-38 attic insulation
- High-Efficiency 14 SEER heating and air conditioning
- Night set-back programmable thermostat
- Energy star™ appliances
- Low VOC paint throughout
- Water saving 1.28 GPF HET toilets with slow close lids
- Ultra water conserving faucets and showers
- "PEX" water piping throughout
- Smoke and carbon monoxide detectors for safety
- California friendly, drought tolerant front yard landscaping
- Dual rain barrels for water saving collection

### Gourmet Kitchen:

- Granite countertops with full height backsplash at cooktop
- Large kitchen island with seating area and designer pendant lights



VICINITY MAP

N.T.S.



THE  
**Enclave**

LUXURY HOMES

### SALES CONTACT:

Julie Wallace  
(714) 397-0557  
juliesellshomes@centerstone.com  
[www.CenterStone.com](http://www.CenterStone.com)

- Whirlpool® appliances in stainless steel finishes, including:
  - Self-cleaning oven with Accubake® convection system
  - Built-in microwave ovens with touch control system
  - 5 burner gas cooktops with Speedheat™ and AccuSimmer® burners
  - Quiet stainless steel hood with 3 speeds and Halogen lighting
  - Energy Star® dishwashers with Whisper Quiet® sound system
- Moen stainless steel sink
- Moen Brantford® high arched, one touch faucet with pull-out spray arm
- Easy care white Thermofoil cabinets with laminate interiors and adjustable shelving
- Pots and pans drawers and integrated trash/recycling bins
- Refrigerator area pre-plumbed for automatic ice maker and filter
- Walk-in pantry

### Luxurious Master Suite:

- 8 foot tall entry door with high 9 foot ceiling
- Lavish master bath featuring:
  - Separate His and Hers raised sinks with Moen® widespread faucets and E-stone counters
  - Bevel-edged mirrors
  - Over-sized ceramic tile shower with built-in seat and frameless glass door
  - Large soaking tub with Moen® high arch faucet and E-stone surround
- Water saving elongated toilet with soft close seat
- Generous His and Hers walk-in closets

### Technology Features:

- RG-6 cable TV outlets in great room, loft and all bedrooms
- CAT 5 telephone/data outlets at kitchen, master bedroom and loft locations
- Interior fire sprinkler system, plus smoke and carbon monoxide detectors
- Basic security system
- Pre-wired for ceiling fans at selected locations
- Recessed LED light fixtures throughout

### Personalizing Your Home:

The Enclave offers a unique opportunity to personalize your home through an extensive selection of special appointments that can be tailored specifically to you and your family's personal preferences and needs.