



VILLA 3

SINGLE STORY

APPROX. 2,101 SQ. FT.

3 MASTER SUITES

GREAT ROOM

FORMAL DINING

3.5 BATHS

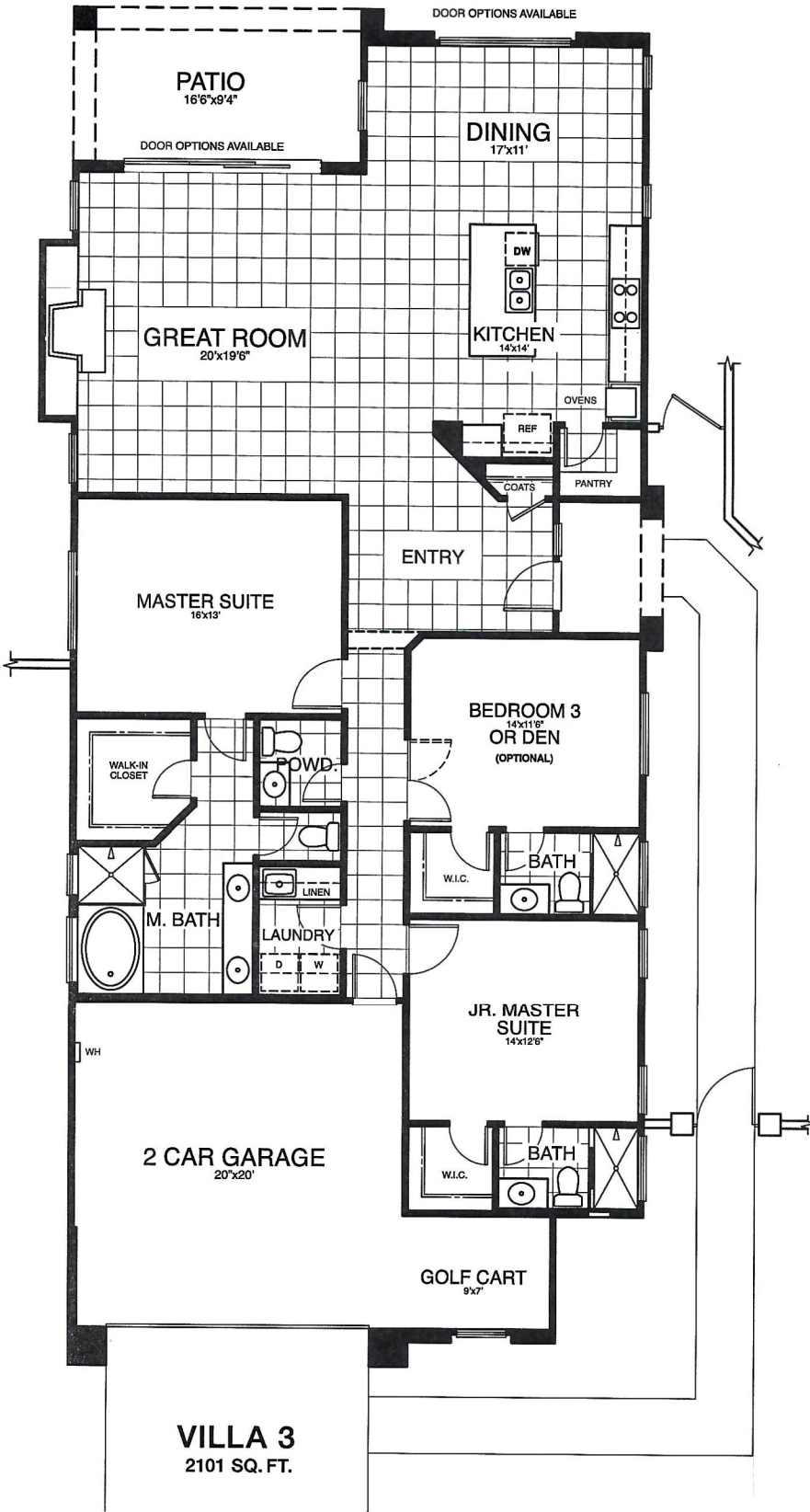
COVERED PATIO

2-BAY GARAGE

W/GOLF CART BAY



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VILLA 3
2101 SQ. FT.

FEATURES

STUNNING ARCHITECTURAL EXTERIORS

- Variety of custom exterior designs
- Spacious one-story homes
- Covered entry porch and outdoor living
- Full front, side and rear-yard landscaping with automatic sprinkler system
- Gated entry courtyards and masonry side-yard walls
- Concrete tile roofs
- Attached two-car garage with steel roll-up garage door with automatic opener
- Waterproof electrical outlets front and rear

RICHLY DETAILED DESIGNER INTERIORS

- Porcelain tile floors at entry, dining, living, kitchen, and baths
- Plush carpet in all bedrooms
- 10-foot high ceilings and 8-foot high doors throughout
- Mirrored doors at walk-in closets
- Interior laundry room w/sink & storage cabinets
- Recessed lighting
- Gas fireplace
- USB charging ports in kitchen/master bedroom

THE GREAT ROOM

- Entertainer's dining room
- Gourmet designer kitchen
- Spacious pantry
- Granite slab kitchen countertops
- Large eating and serving islands
- Under cabinet lighting
- 5-burner stainless steel cooktop
- Energy-efficient stainless steel dishwasher
- Built-in stainless steel oven and microwave

INTIMATE MASTER SUITE

- Dual sinks with granite slab countertop
- Spacious walk-in closets
- Tiled shower with frameless clear glass enclosure
- Master tub with tiled platform

CUSTOM ENERGY EFFICIENT FEATURES

- CAL Green and Title 24-compliant
- R-13 insulated exterior walls
- R-38 insulates ceilings/roofs
- Dual-glazed Low-E windows and sliding doors
- High energy-efficient 14-seer air conditioning
- Wi-Fi controlled thermostat

Conduit for future solar

Pre-wired for "Smart Home" capabilities

Radiant reflecting roof sheathing

Water-saving toilets

Insulated raised panel exterior doors

Smoke and carbon monoxide detectors

2-10 Home Buyer's Warranty

Pre-wired for ceiling fans (bedrooms, living room and covered patio)

COMMUNITY AMENITIES

Stunning mountain views

Over 16-acres of open space with walking trails

Within the gated community of Desert Princess Country Club with a 27-hole championship golf course

34 community pools and spas

Large clubhouse with public bar

Full-service spa with sauna, hot tub, and lap pool

Fitness center, 9 tennis courts, basketball, 2 pickleball courts, bocceball, and horseshoes

CUSTOMIZING & PERSONALIZING YOUR OPTIONS

Your Arroyos home may be personalized with options to create your individual lifestyle.



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