

Topaz COLLECTION



William Lyon Homes®

Experience the pride.™

LyonHomes.com



OVATION

at Mountain Falls

A LYON ACTIVE LIFESTYLE COMMUNITY™

TOPAZ COLLECTION FEATURES LIST

Sure, you say, these model homes look great, but how much will all the extras cost me? Well, chances are a lot of those extras won't. They're included! Here is a quick look at our Standard Features list. Of course, with all this standard, just imagine the options. Better still, check them out: See the Personalizing Opportunities section.

THE INSIDE STORY

All single story golf course community
Six year limited warranty
William Lyon Homes exclusive 3 year "Fit and Finish" warranty
Community association with protective covenants
Cable TV outlet in great room and all bedrooms
Telephone outlets in kitchen and master bedroom
Pre-wired for ceiling fan in master and great room
Standard garage door opener
Open, airy floorplans with dramatic windows and 10' high ceilings
Welcoming 8' entry door and stately 8' interior doors
Interior laundries
Ceramic tile entry and kitchen
Vinyl flooring in bathrooms and laundry room
Stylish lever door handles
Custom recessed lighting
Spacious walk-in closets
Modern panel interior doors including by-pass
Taexx Built-in Pest Control System




KITCHENS TO SAVOR







Quartz or granite countertops
Beautiful flat panel cabinetry with 42" uppers and concealed hinges
in choice of 3 colors
Spacious kitchens with island work station and eating bar
Generous pantries (per plan)
Whirlpool® stainless steel electric cooktop
Whirlpool® stainless steel energy-saving multifunction dishwasher
Whirlpool® stainless steel wall oven/microwave
Pre-plumbed for automatic ice maker
Designer faucet with pull-out sprayer
Stainless steel over mount sink

LUXURIOUS BATHS

Elongated, comfort height toilets in all bathrooms
Private water closet compartment in master bath
Separate shower stalls in master bath with cultured marble surrounds
Shower/tub combos with easy care groutless surrounds
in secondary baths
Popular cultured marble countertops with undermount
rectangular china sinks
Designer faucets

WATER AND ENERGY SAVERS

-  Cathedralized insulation system
-  Ultra low-flow toilets and water saver shower heads
-  Dual-paned insulated Low-E® vinyl windows and patio doors

-  Digital programmable thermostats
-  Electric forced-air heating
-  14 SEER ground mounted energy efficient central air conditioning
-  225 AMP electrical service
-  Decorative rocker switches
-  50 gallon water heater

EXTERIOR VARIETY

Architecturally harmonizing patio covers (all plans)
Contemporary styling with exterior elevation variety
Modern gray paver walkways and driveways
Front yard landscaping with automatic irrigation
Completely enclosed rear yards with block walls and wrought
iron gate, plus view fencing on selected homesites
Architecturally selected exterior colors and accents
Durable Eagle concrete tile roofs
Embossed insulated steel roll-up garage doors
Post tension foundation slabs
Covered and lighted entry (per plan)
Coach lights on photocell

PERSONALIZING OPPORTUNITIES

We know you want your home to boast its own distinct flavor. You'll see we designed the homes of Ovation with that in mind. Still, you may be among those who want to explore the options. If so, consider these choices:

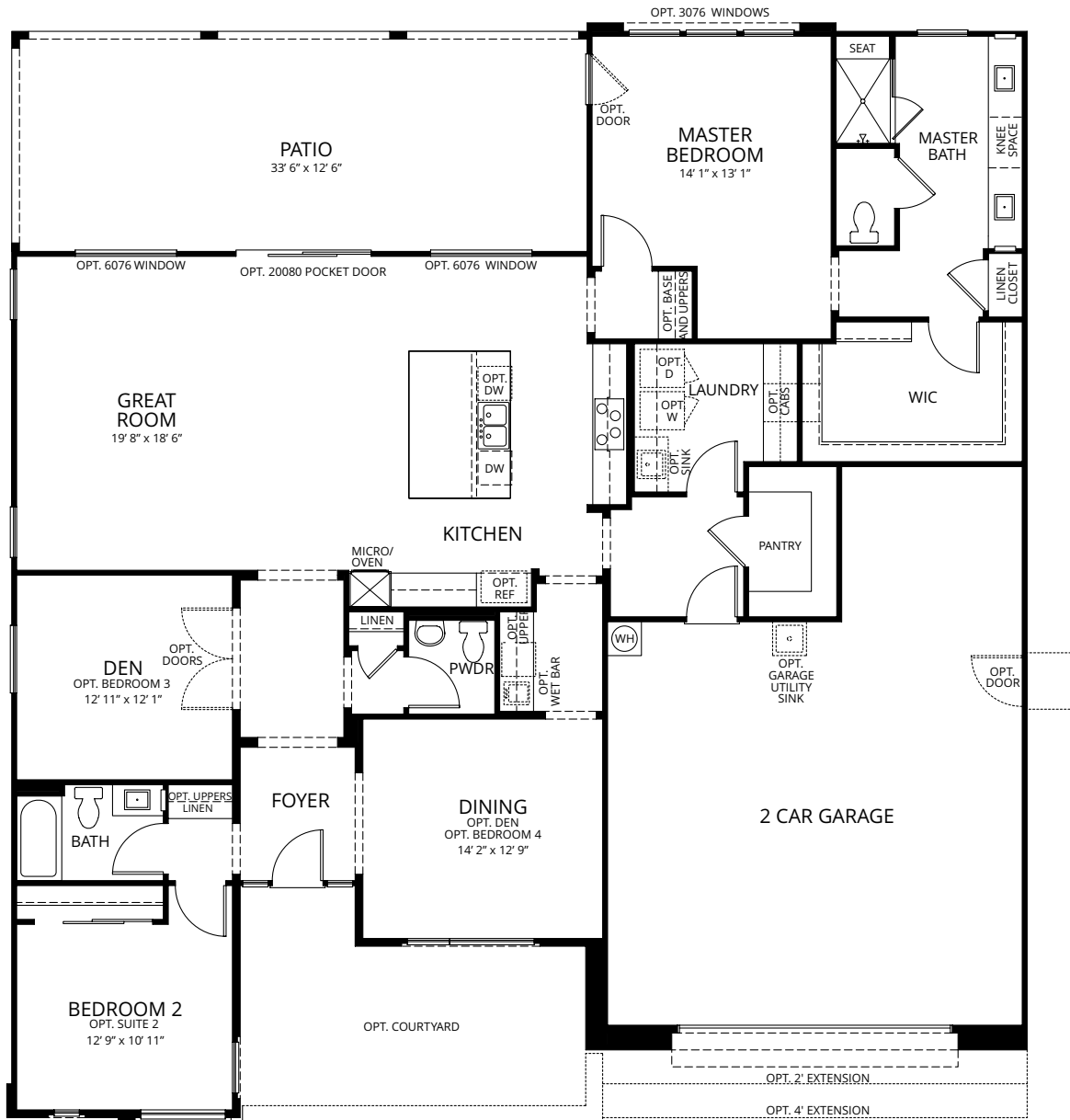
Floorplan variations with dens, dining rooms or additional bedrooms
and baths
Cabinet upgrades
Cabinets in laundry room
Upgraded appliances including double oven (select plans)
Flooring upgrades in extensive color and style selection
Upgraded countertop selections
Laundry sink or tub
Security alarm system
Surround sound pre-wire
Side access garage door
Golf cart charger and car chargers
Soft water loop
Sliding glass door or multi slides in lieu of selected windows (per plan)
Garage extension options (per plan and per lot)
Optional pavers at patio
Epoxy garage floor
Closet and garage organizers
Optional rear yard landscape package



ECO-FRIENDLY

PRELIMINARY

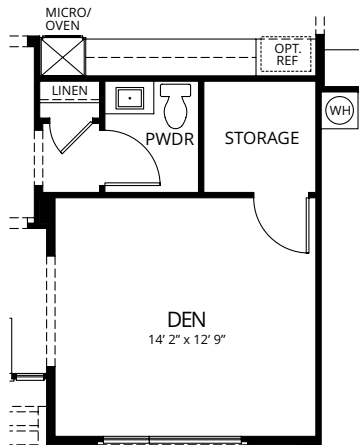
PLAN SEVEN TOPAZ COLLECTION



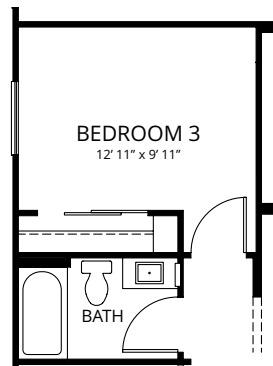
PRELIMINARY

**2,337 Sq. Ft. • 2 Bedrooms Plus Dining and Den • 2½ Baths • Great Room • 2+ Car Garage
Optional Suite 2 • Optional Bedroom 3/Bedroom 4
Optional Tub at Master Bath • Optional Multi-Slide Pocket Doors at Patio**

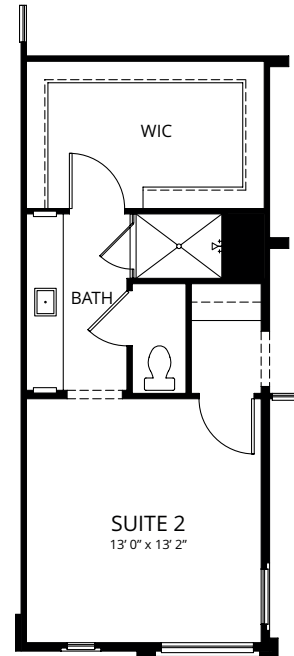
PLAN SEVEN OPTIONS TOPAZ COLLECTION



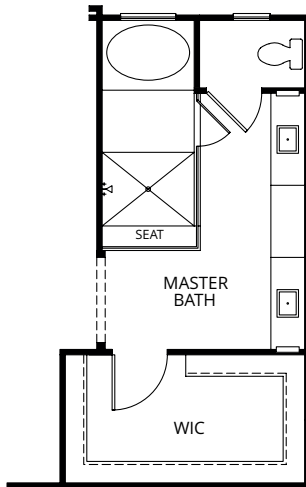
OPT. DEN



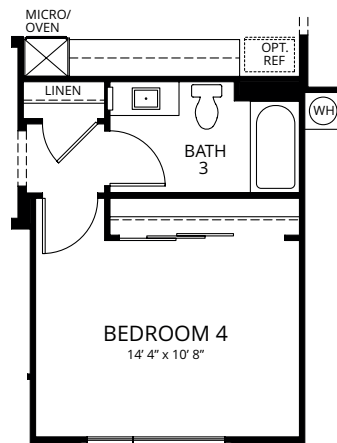
OPT. BEDROOM 3 ILO DEN



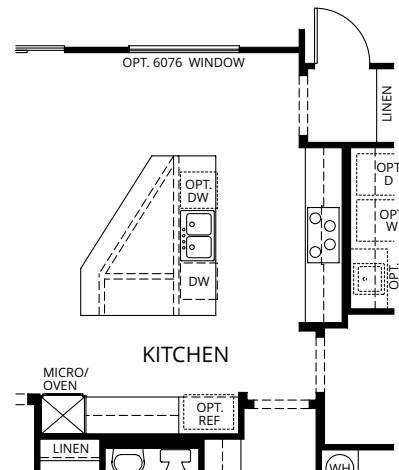
OPT. SUITE 2



OPT. BATH



OPT. BEDROOM 4

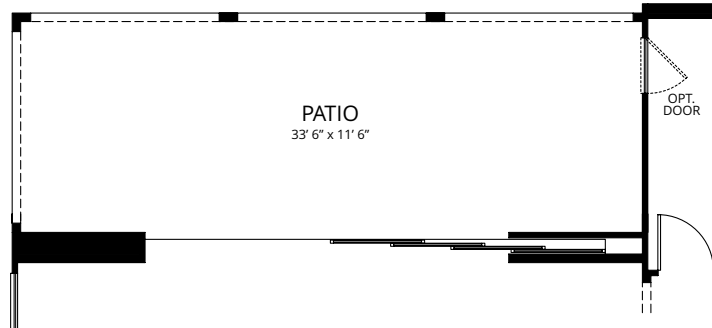


OPT. KITCHEN ISLAND

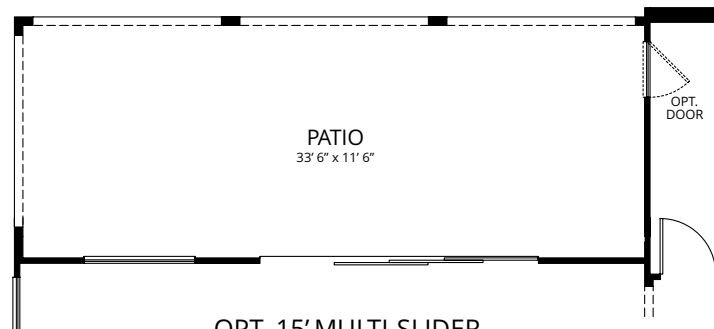
PRELIMINARY

**2,337 Sq. Ft. • 2 Bedrooms Plus Dining and Den • 2½ Baths • Great Room • 2+ Car Garage
Optional Suite 2 • Optional Bedroom 3/Bedroom 4
Optional Tub at Master Bath • Optional Multi-Slide Pocket Doors at Patio**

PLAN SEVEN OPTIONS TOPAZ COLLECTION



OPT. 20' MULTI-SLIDE POCKET DOORS



OPT. 15' MULTI-SLIDER

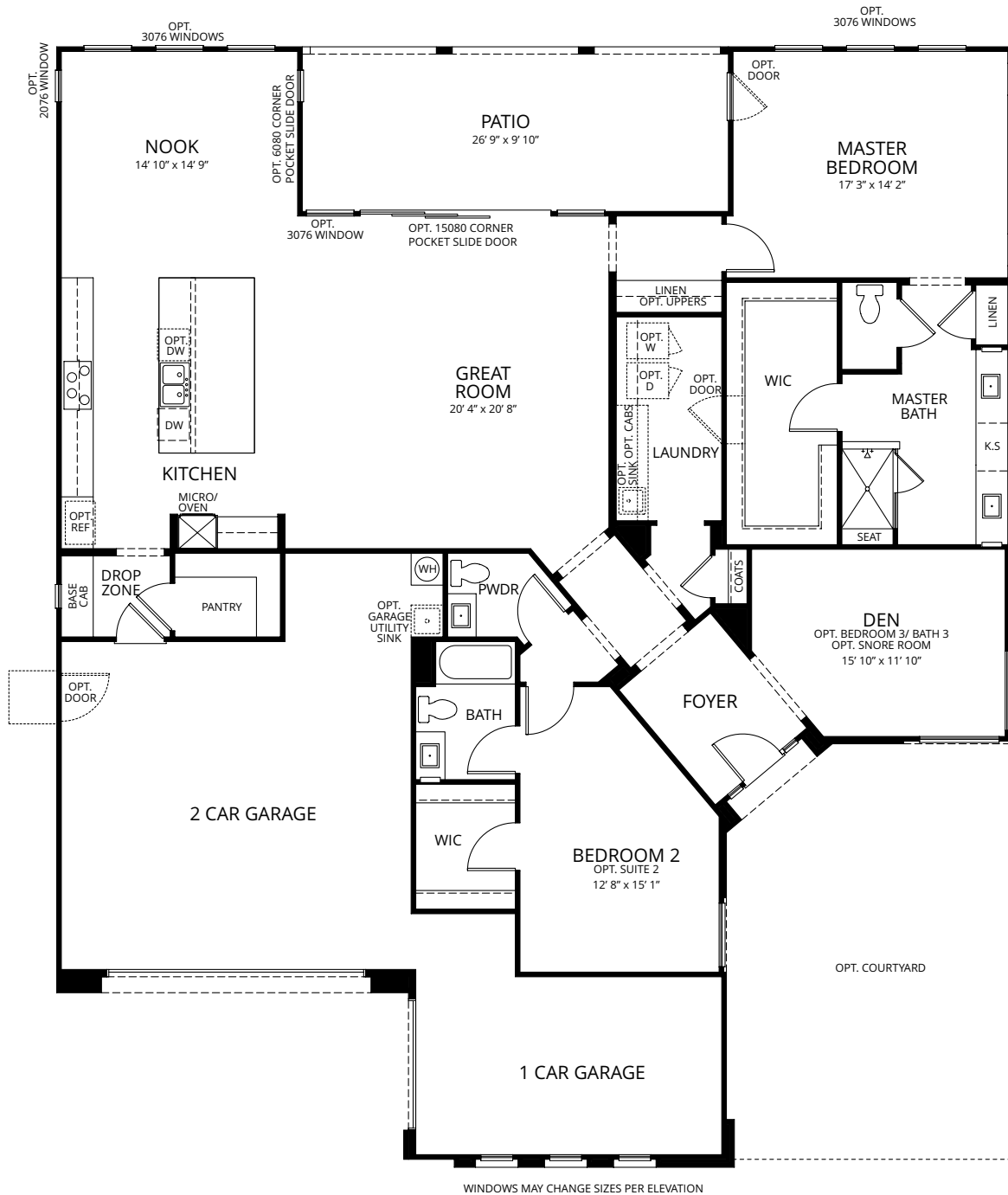
PRELIMINARY

**2,337 Sq. Ft. • 2 Bedrooms Plus Dining and Den • 2½ Baths • Great Room • 2+ Car Garage
Optional Suite 2 • Optional Bedroom 3/Bedroom 4
Optional Tub at Master Bath • Optional Multi-Slide Pocket Doors at Patio**

PLAN SEVEN ELEVATIONS TOPAZ COLLECTION



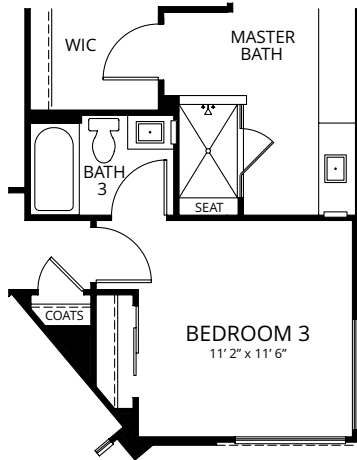
PLAN EIGHT TOPAZ COLLECTION



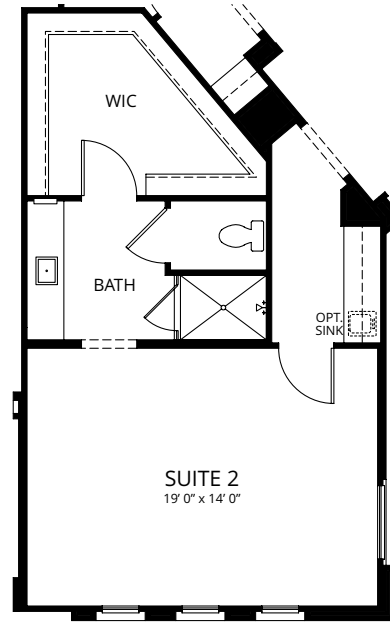
PRELIMINARY

**2,422 Sq. Ft. • 2 Bedrooms Plus Den • 2½ Baths • Great Room • 3 Car Garage
Optional Suite 2 • Optional Bedroom 3/Bath 3 • Optional Dry-off Area at Master Bath**

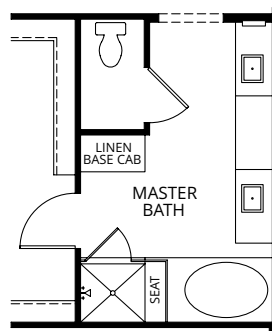
PLAN EIGHT OPTIONS TOPAZ COLLECTION



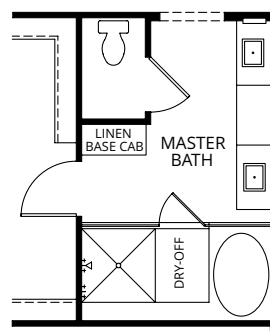
OPT. BEDROOM 3
ILO DEN



OPT. SUITE 2
ILO BEDROOM 3



OPT. MASTER BATH 1

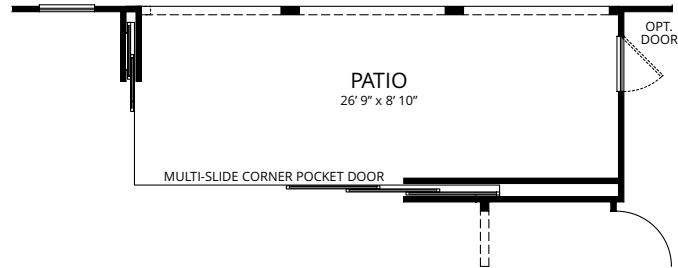


OPT. MASTER BATH 2

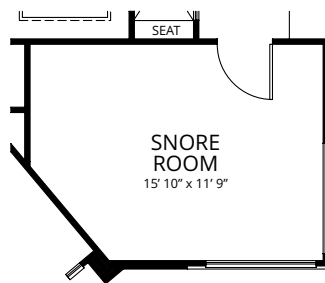
PRELIMINARY

**2,422 Sq. Ft. • 2 Bedrooms Plus Den • 2½ Baths • Great Room • 3 Car Garage
Optional Suite 2 • Optional Bedroom 3/Bath 3 • Optional Dry-off Area at Master Bath**

PLAN EIGHT OPTIONS TOPAZ COLLECTION



OPT. 6' + 15' MULTI-SLIDE CORNER POCKET DOORS



OPT. SNORE ROOM
ILO DEN

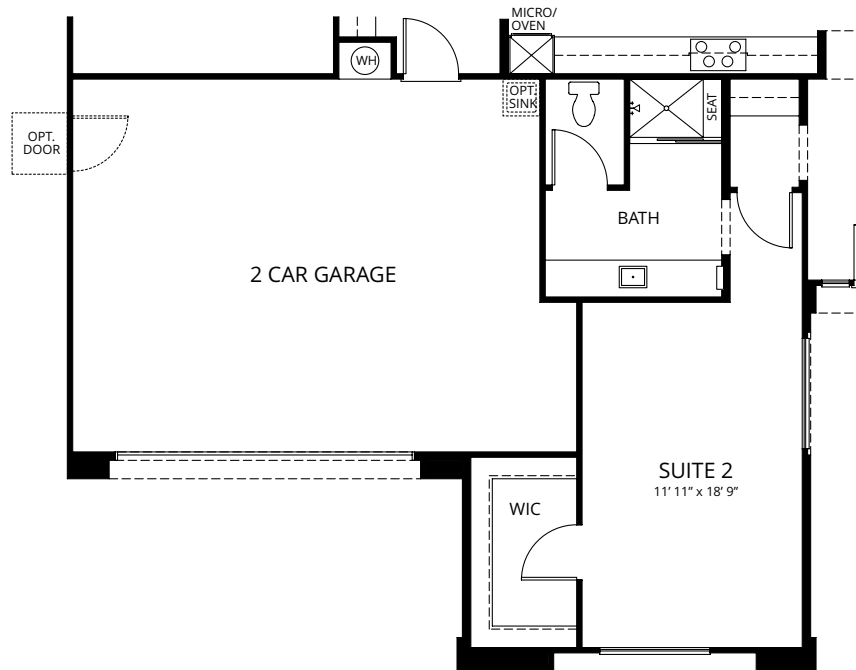
PRELIMINARY

**2,422 Sq. Ft. • 2 Bedrooms Plus Den • 2½ Baths • Great Room • 3 Car Garage
Optional Suite 2 • Optional Bedroom 3/Bath 3 • Optional Dry-off Area at Master Bath**

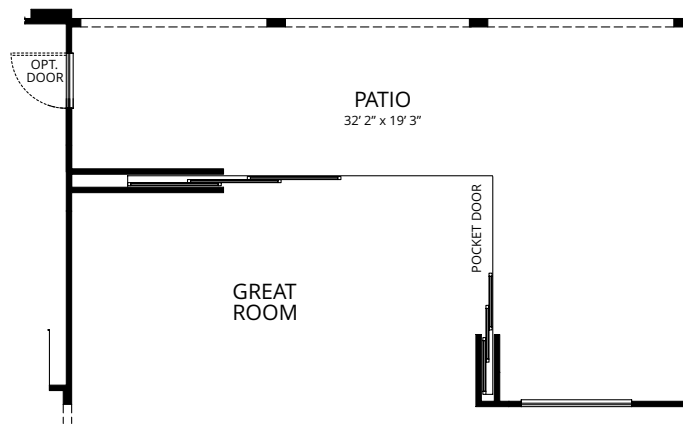
PLAN EIGHT ELEVATIONS TOPAZ COLLECTION



PLAN NINE OPTIONS TOPAZ COLLECTION



OPT. SUITE 2

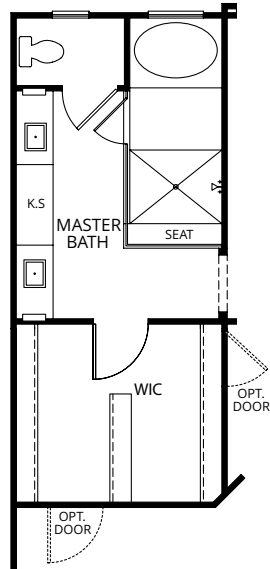


OPT. MULTI-SLIDE CORNER POCKET DOORS

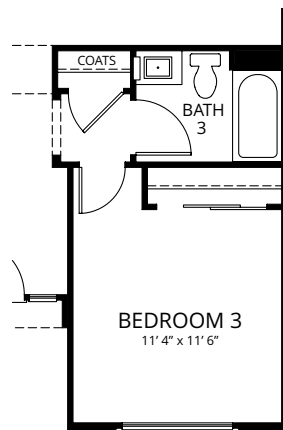
PRELIMINARY

**2,494 Sq. Ft. • 2 Bedrooms Plus Den • 2½ Baths • Great Room • Den • 3 Car Garage
Optional Suite 2 • Optional Bedroom 3 • Optional Multi-Slide Pocket Doors at Patio**

PLAN NINE OPTIONS TOPAZ COLLECTION



OPT. MASTER BATH



OPT. BEDROOM 3

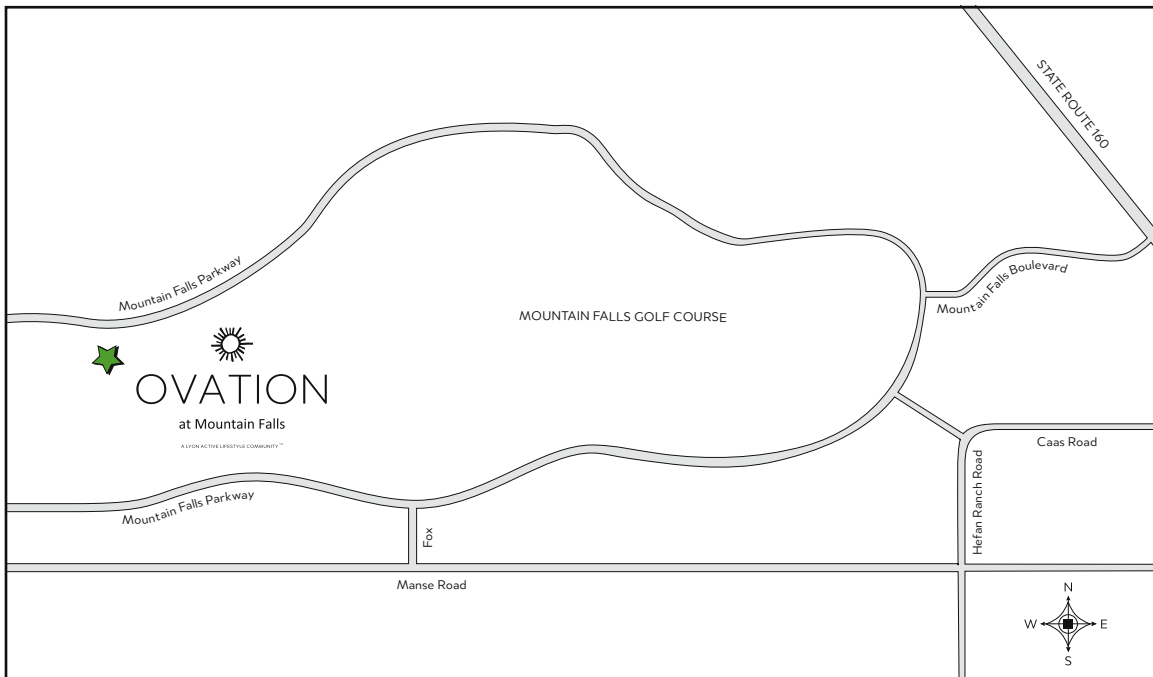
PRELIMINARY

**2,494 Sq. Ft. • 2 Bedrooms Plus Den • 2½ Baths • Great Room • Den • 3 Car Garage
Optional Suite 2 • Optional Bedroom 3 • Optional Multi-Slide Pocket Doors at Patio**

PLAN NINE ELEVATIONS TOPAZ COLLECTION



Topaz COLLECTION



For Information Call
(702) 766-1860
OvationMountainFalls.com

