



William Lyon Homes

SERIES I at VILLA SERENA



MOUNTAIN FALLS

NEVADA'S DESERT JEWEL

Series I 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 aren't. They're included, as a quick look at our Standard Features list shows. Of course, with all this standard, just imagine the options. Better still, check them out: See the Customizing Opportunities section.

THE INSIDE STORY

All single story golf course community
Community association with protective covenants
Cable TV outlet in great room and master bedrooms
Telephone outlets in kitchen and master bedrooms
Pre-wired for ceiling fan in master and great room
Open, airy floorplans with dramatic windows and 9' high ceilings
Stylish rounded corners throughout
Interior laundries
Ceramic tile entry
Designer selected light fixtures
Custom recessed lighting
Spacious walk-in closets
Raised panel interior doors including by-pass
3 year fit and finish warranty

KITCHENS TO SAVOR

Beautiful flat panel maple cabinetry with concealed hinges
Island work stations with eating bar
Generous pantries (all plans)
Maytag electric range
Maytag energy-saving multifunction dishwasher
Pre-plumbed for automatic ice maker
Slab granite countertops in a variety of colors
Kohler® designer single lever faucet with vegetable sprayer

LUXURIOUS BATHS

Easy care fiberglass tubs and shower surrounds
Durable cultured marble countertop
Kohler® designer faucets
Private water closet compartment in master bath

WATER AND ENERGY SAVERS

Ultra low-flow toilets and water saver shower heads
Dual-paned insulated Low-E® vinyl windows and patio doors
Programmable thermostats
Electric forced-air heating
Ground mounted energy efficient central air conditioning
200 AMP electrical service

EXTERIOR VARIETY

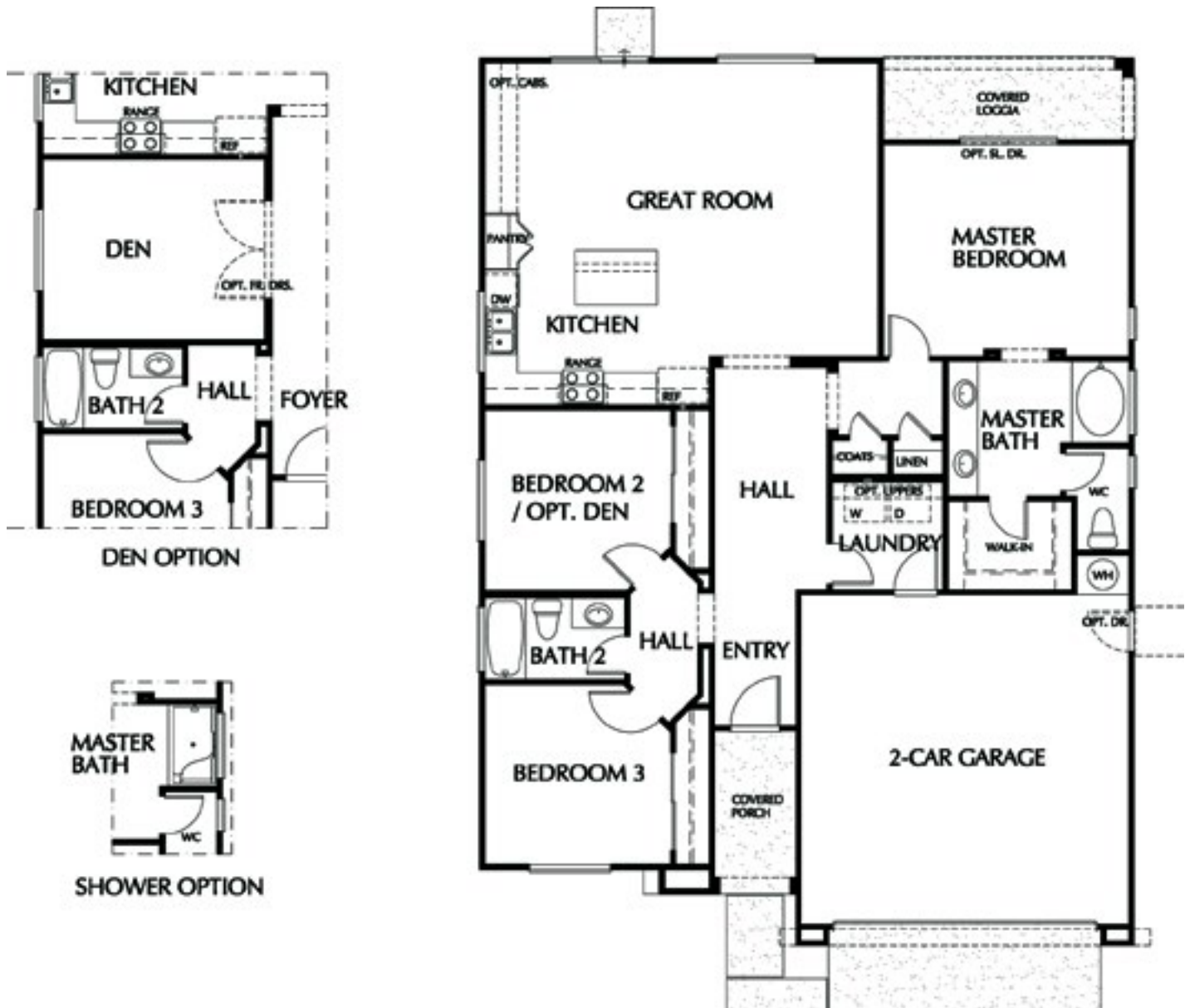
Front yard landscaping with automatic irrigation
Completely enclosed rear yards with block walls and wrought iron gate
Classic styling with custom elevations
Architecturally selected exterior colors and accents
Durable Eagle concrete tile roofs
Insulated embossed steel roll-up garage doors
Post tension foundation slabs
Covered and lighted entry
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 Mountain Falls Series I with that in mind. Still, you may be among those who want to explore the options. If so, consider these choices:

Bay window extensions (selected plans)
Architecturally harmonizing patio covers
Floorplan variations with dens, dining rooms or additional bedrooms
Cabinet upgrades
Cabinets in laundry room
Flooring upgrades in extensive color and style selection
Upgraded countertop selections
Laundry sinks (plan 3 and 4)
Security alarm system
Surround sound pre-wire
Side access garage door
Entry doors with glass inserts
Automatic garage door opener
Garage door windows
Soft water loop
Recirculating pumps
Sliding glass door in lieu of selected windows
Appliance upgrades
Rainglass windows in master baths
Radiant barrier roof sheathing

Plan One

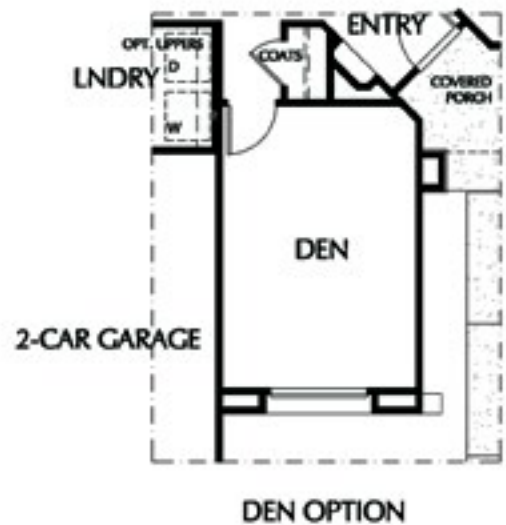
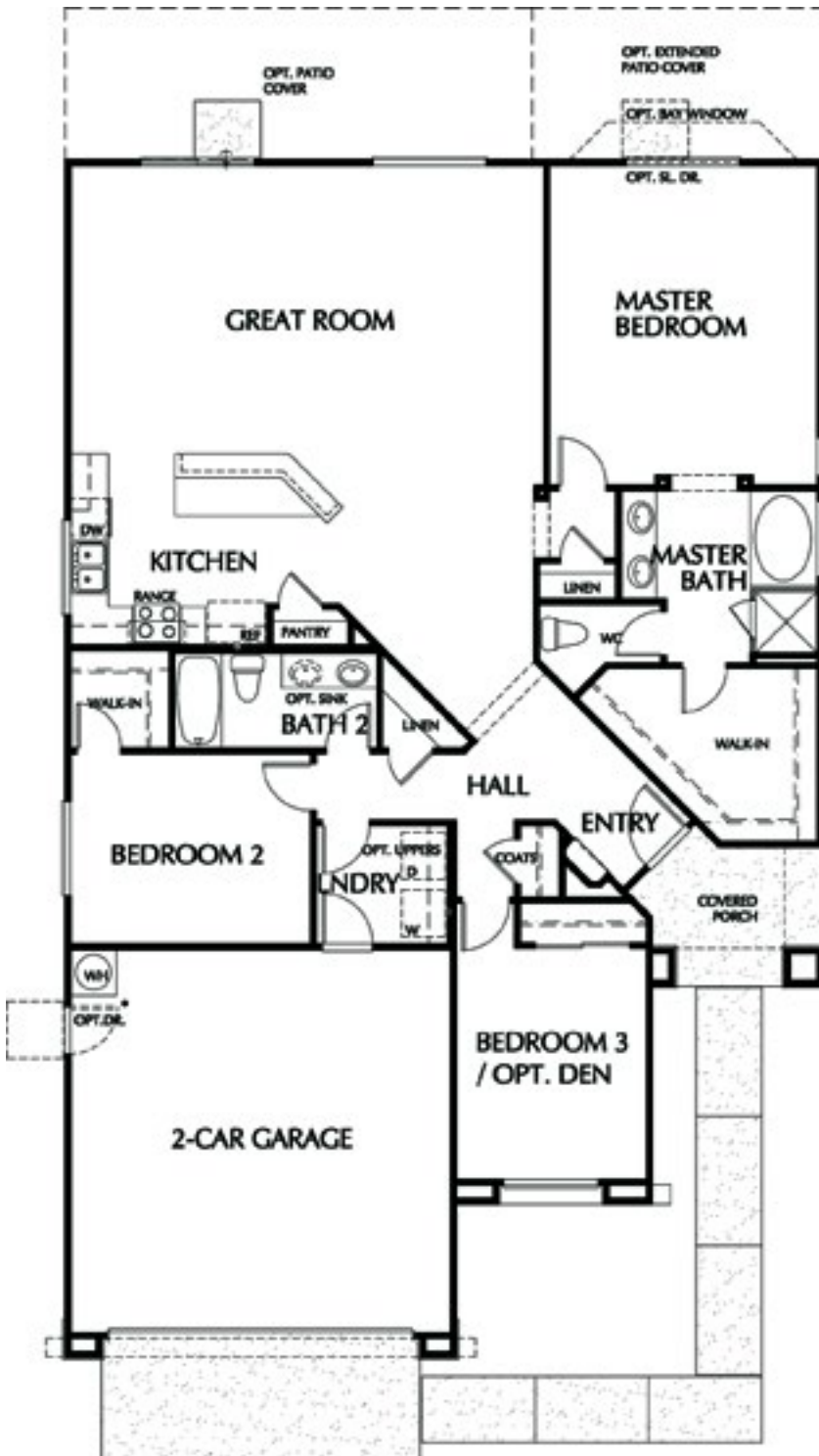


1,514 Sq. Ft. • 3 Bedrooms • 2 Baths • Great Room
Optional Den • Optional Master Shower • 2-Car Garage

Plan One • Elevations



Plan Two

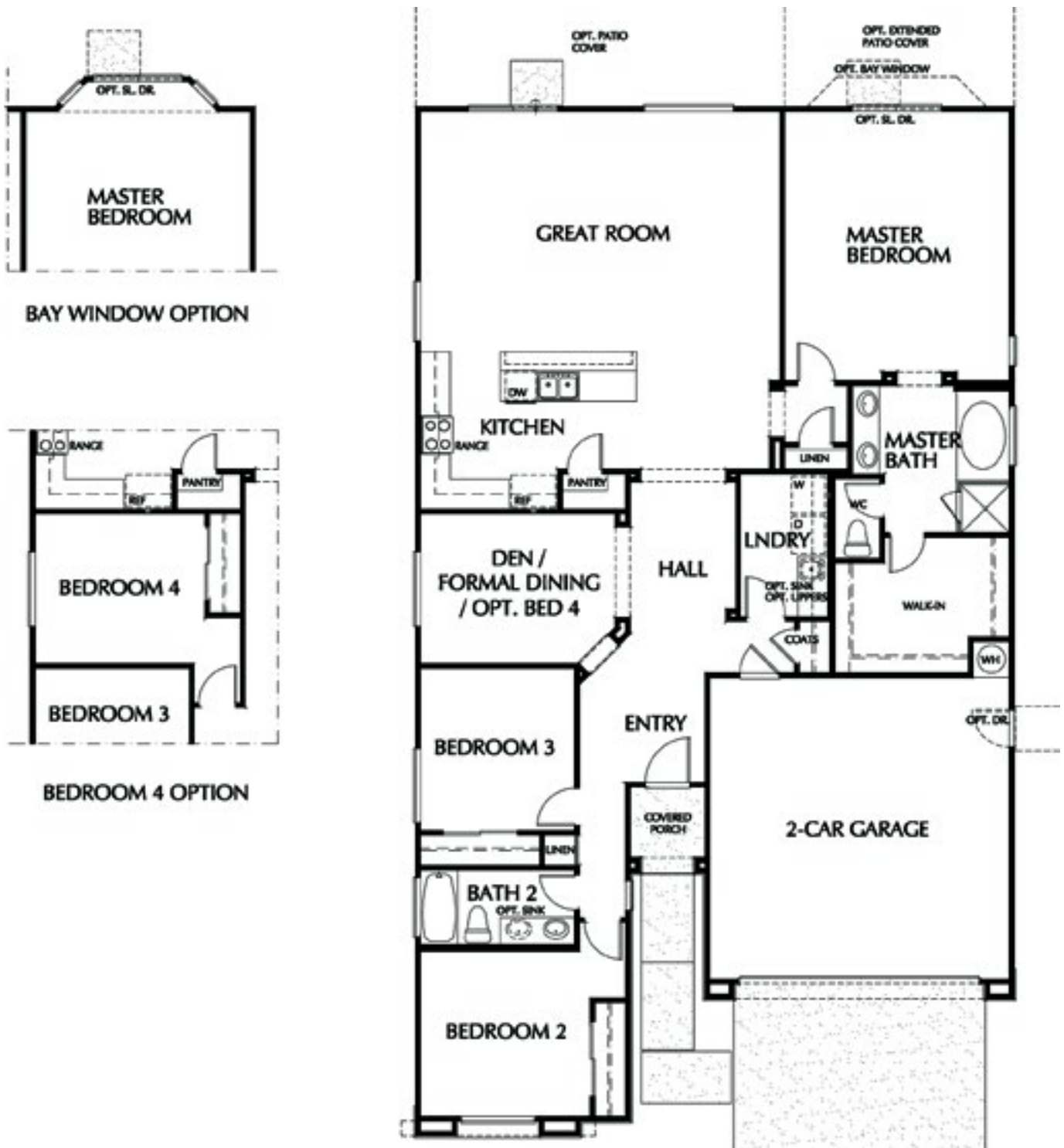


*1,747 Sq. Ft. • 3 Bedrooms • 2 Baths • Great Room • Optional Den
Optional Bay Window at Master • 2-Car Garage*

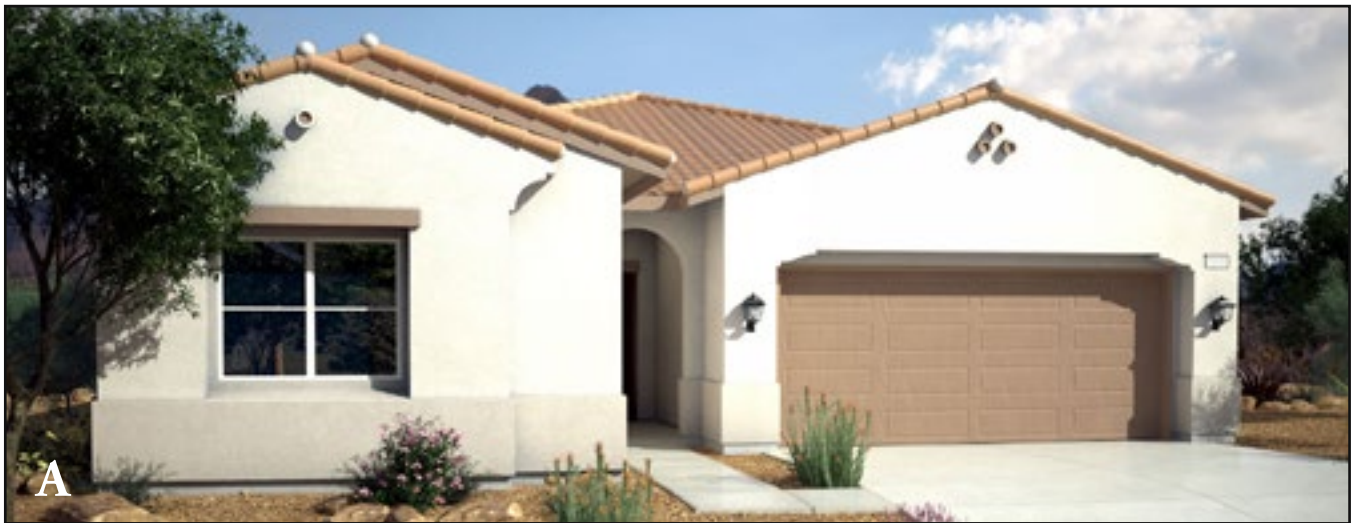
Plan Two • Elevations



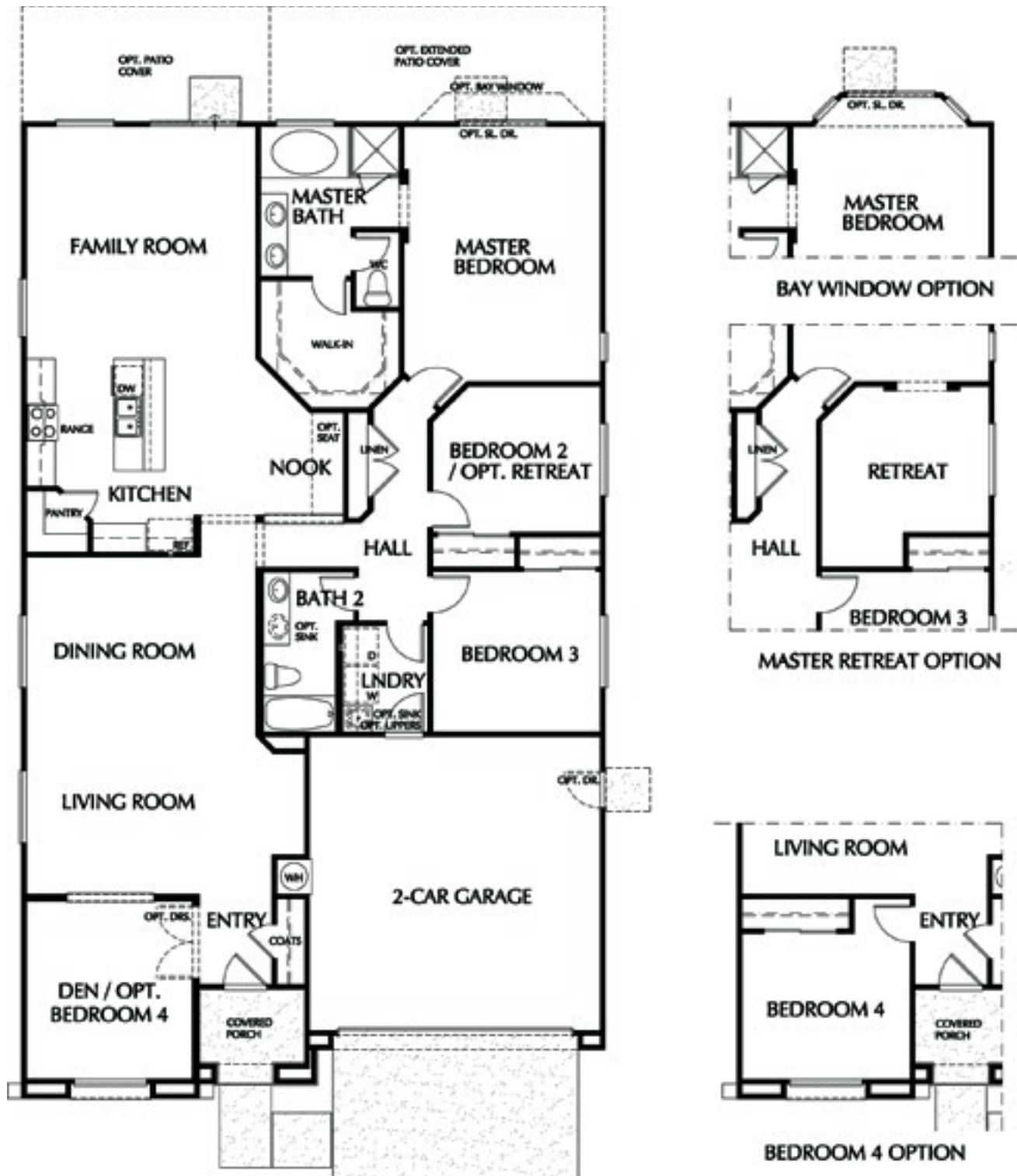
Plan Three



Plan Three • Elevations



Plan Four



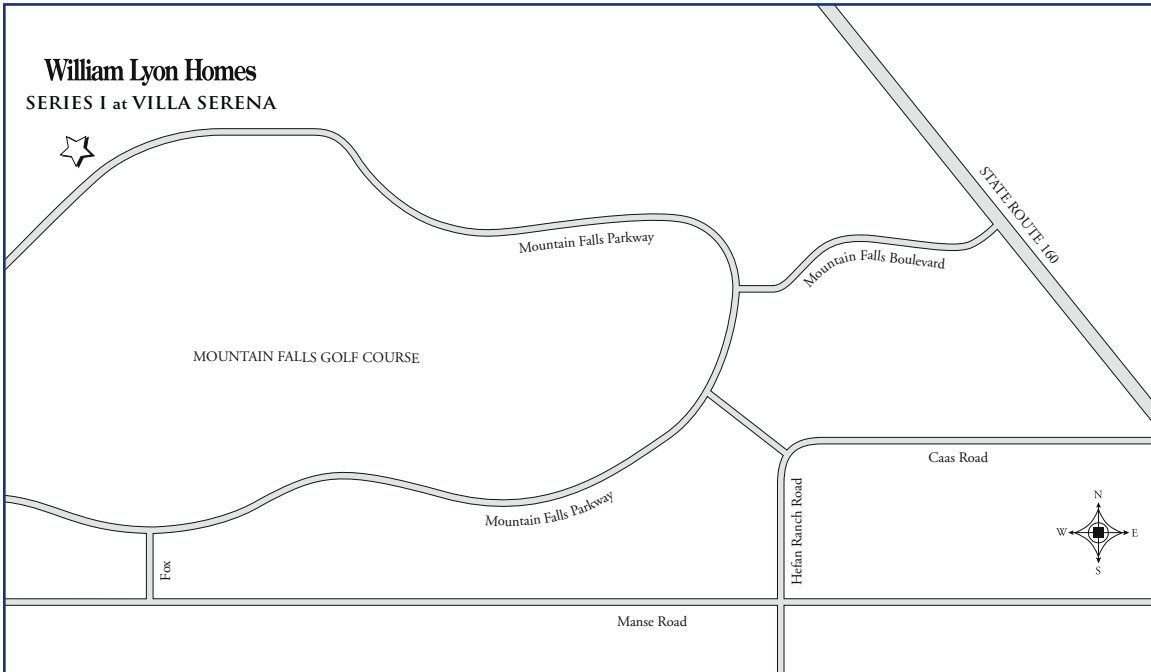
*2,102 Sq. Ft. • 3 Bedrooms • Den • 2 Baths • Formal Living and Dining Room • Optional Bedroom 4
Optional Master Retreat • Optional Bay Window at Master • 2-Car Garage*

Plan Four • Elevations



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For Information Call
(775) 751-3278
MountainFalls.com

