

# Tuscan Cliffs Single Stories

## Plans 4, 4X and 5 Features List

### INSIDE STORY/ELEGANT INTERIORS

Private guard gated community  
Single story luxury residences  
Bathrooms at all bedrooms (all plans)  
Dramatic dry bar at Great Room (plan 5)  
Pre-Wired for security system  
Ceiling fan pre-wires at great room and master bedroom  
Spacious walk-in closets at master bedrooms  
8' interior doors and sliding glass doors  
Elegant door casings and 5" baseboards throughout  
Satin nickel interior hardware  
Upper laundry cabinets  
Base cabinet with drop in sink at laundry with granite countertop  
Dramatic high ceilings throughout with coffers in select areas  
Two tone interior paint in choice of colors  
Upgraded 18"x18" tile at foyer, kitchen, baths and laundry  
Six year limited warranty plus William Lyon Homes exclusive 3 year  
"Fit and Finish" warranty  
Taexx Built-in Pest Control System

### EXTERIOR VARIETY

Covered rear loggias (all plans)  
Architecturally designed exteriors with stone accents (per elevation)  
Durable concrete Eagle® tile roofs  
Post tension slabs  
Photo cell controlled coach lights  
Garage door opener on all overhead doors  
Fully insulated 8' steel garage doors  
Keyless entry pad at standard 2 car garage  
Fully dry-walled, textured and painted garages  
Exterior stucco system with dash finish and sand accents  
Front yard landscaping with automatic irrigation  
Side access door at standard 2 car garage  
Pavers at loggia, driveways and walkways  
Private rear yards with pedestrian gate

### WATER AND ENERGY SAVERS

- Ultra low-flow commodes and water saver shower heads
- Radiant barrier roof sheathing in attic
- Architecturally harmonizing, Low E® Vinyl windows and patio doors
- Gas forced air heating
- 14 SEER energy efficient air conditioning system, ground mounted
- Digital programmable thermostats
- Soft water loop
- BBQ stub out (1)
- R-30 Blown-in attic insulation
- 400 amp panel
- Pre-plumbed for hot water recirculating pump

### KITCHENS

Maple flat panel cabinets with concealed hinges with 42" uppers,  
in a choice of colors with 3" crown  
Stainless steel undermount sink at kitchen  
Designer pull-out faucet sprayer  
Over-sized island with generous seating area  
GE® stainless steel appliances including a 36" cooktop, oven/micro  
combo and dishwasher  
Granite countertops with choice of four designer edges  
and 6" backsplash  
Pre-plumbed for automatic ice maker

### BATHS

Elongated commodes in all baths  
China sinks at master and secondary baths  
Adult height vanities  
Granite vanities at all baths  
Granite surrounds at master bath  
Low maintenance fiberglass tubs/showers in secondary baths  
Sit down vanities at all master baths  
Separate shower stall at master bath  
Large luxury tubs at master baths with granite surrounds deck  
Private water closet compartment in master baths  
Designer faucets

### CUSTOMIZING OPPORTUNITIES

Floor plan variations  
Additional living spaces including multi-gen suite with sitting room  
and kitchenette (per plan)  
Customized appliances, including Viking, Thermador, Jenn-Air  
and Wolf brands  
Fireplaces at great room and master bedroom  
Bar sink at great room bar  
Smooth interior wall finish  
Spa jets at master tub  
Custom plumbing fixtures including freestanding tubs  
Tankless water heater  
Countertop upgrades including designer tile, quartz and marble  
Upgraded entry door variations  
Upgraded electronic and tech packages  
Entry court yard walls with gate  
Flooring in extensive color and style selections  
Customized light fixtures  
Multi-slide doors, sliding glass doors ilo select windows (per plan)

