



The Upton

STANDARD FEATURES

Behind the 24-hour manned gatehouse, Lifestyle @ Laurel Canyon will always be immaculately maintained. The grounds will be professionally managed so you can sit back, relax and enjoy. A few of the many features include street lights, decorative lighting at the entrance, natural style landscaping within all common areas, private streets and sidewalks. Turf maintenance around your home includes mowing, edging, fertilizing and pesticide application along with maintenance of your irrigation system.

EXTERIOR FEATURES

- Professionally Designed Exterior Elevation. Stone and Brick Upgrades Available
- Fibercement Siding 3 Sides
- Upgrade Exterior Trim Package with Custom Gutters & Downspouts
- Certainteed Horizon Dimensional Shingles (30 Year Warranty)
- Vinyl Windows (Low E) Almond Color with Screens
- Professionally Designed Landscape Package
- Full Yard Irrigation System (4 Zone)
- Decorative Stamped Aluminum Garage Door
- Belt Drive Garage Door Opener & 2 Remotes
- Concrete Patio or Pressure Treated Deck
- Steel Atrium Rear Patio Door
- Fiberglass Front Door
- Front & Rear Porches Per Plan
- GFI Switches
- Garden Hose Connections
- Door Chime
- R13 Insulation in Walls
- R30 Insulation in Attic
- R19 Insulation in Vaulted Ceilings*

INTERIOR FEATURES

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| <p>LIVING AREA</p> <ul style="list-style-type: none"> • 11 Foot Ceilings • Lever Satin Nickel Door Hardware with Matching Hinges • Hardwood Flooring in Foyer • Data Jacks in Study & Master Bedroom / Family • Cable Outlets in Family Room & Master Bedroom • Designer Lighting Package • All Windows Face Cased • Smoke Detectors on All Floors • Ceramic Tile Flooring in Laundry Room • 50 Gallon Gas Water Heater • Energy Efficient Heat Pumps • Name Brand Carpet • 4" Baseboards • Washer & Dryer Connections • Digital Thermostat • Pull Down Attic Access <p>POWDER ROOM*</p> <ul style="list-style-type: none"> • Pedestal Sink • Hardwood Flooring • Name Brand Faucet • Elongated Commode | <p>KITCHEN</p> <ul style="list-style-type: none"> • Hardwood Flooring in Kitchen & Breakfast Area • Designer 30" Flat Panel Cabinets with European Hidden Hinges • Name Brand Appliances • 30" Free Standing Electric Range • Microwave • Multi Cycle Dishwasher • Granite Group A Countertops with Double Bowl Stainless Steel Undermount Sink • Built in Garbage Disposal • Name Brand Faucets • Pantry Closet • Fluorescent Lighting in Kitchen <p>SECONDARY BATH</p> <ul style="list-style-type: none"> • Designer Cabinets with European Style Hidden Hinges • Granite Vanities & Backsplash • Name Brand Faucets • Tub/Shower Surround • Ceramic Tile Flooring • Scald Guard Shower Valve • Elongated Commode | <p>MSTR BEDROOM & BATH</p> <ul style="list-style-type: none"> • Trey Ceilings in Master Bedroom • Granite Vanities & Backsplash • Designer Cabinets with European Style Hidden Hinges • Zero Entry Shower with Tiled Walls & Floors • Name Brand Faucets • Scald Guard Shower Valve • Ceramic Tile Flooring • Walk-In Closet with Double Ventilated Shelving • Elongated Comfort Height Commode <p>WITH EVERY HOME</p> <ul style="list-style-type: none"> • Easy Style Living • Comprehensive Quality Assurance Inspections • Homeowner Orientation Prior to Closing • 30 Day and 11 Month Warranty Walk Through • 1 Year Limited Builder's Warranty • 10 Year Structural Warranty • Manufacturer's Limited Warranties |
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*Per Plan. At least one resident of each house hold must be 55 years of age or older. Please review the Declaration of Covenants, Conditions and Restrictions for the community for the legal requirements for the community, including occupancy and assessments. Prices, home sites, home designs and other information are subject to errors, changes, omissions, and deletions, availability, prior sales and withdrawal, at any time, at any notice. Unless otherwise indicated, prices, homesites shown refer to the base house and do not include any optional features. Square footage numbers are approximate and may vary depending on standard measurement used Photos and/or drawings of homes may show upgraded landscaping and may not represent the lowest priced homes in the community. All renderings and floor plans in these materials are an artist's conceptual drawing and will vary from the actual plans and homes built. Not offering to CT, NJ, or NY residents. Void where prohibited. Please see onsite agent for details. Print Date: 457458-6.17



UPTON

3BR/2.5BA

2,813 Square Feet

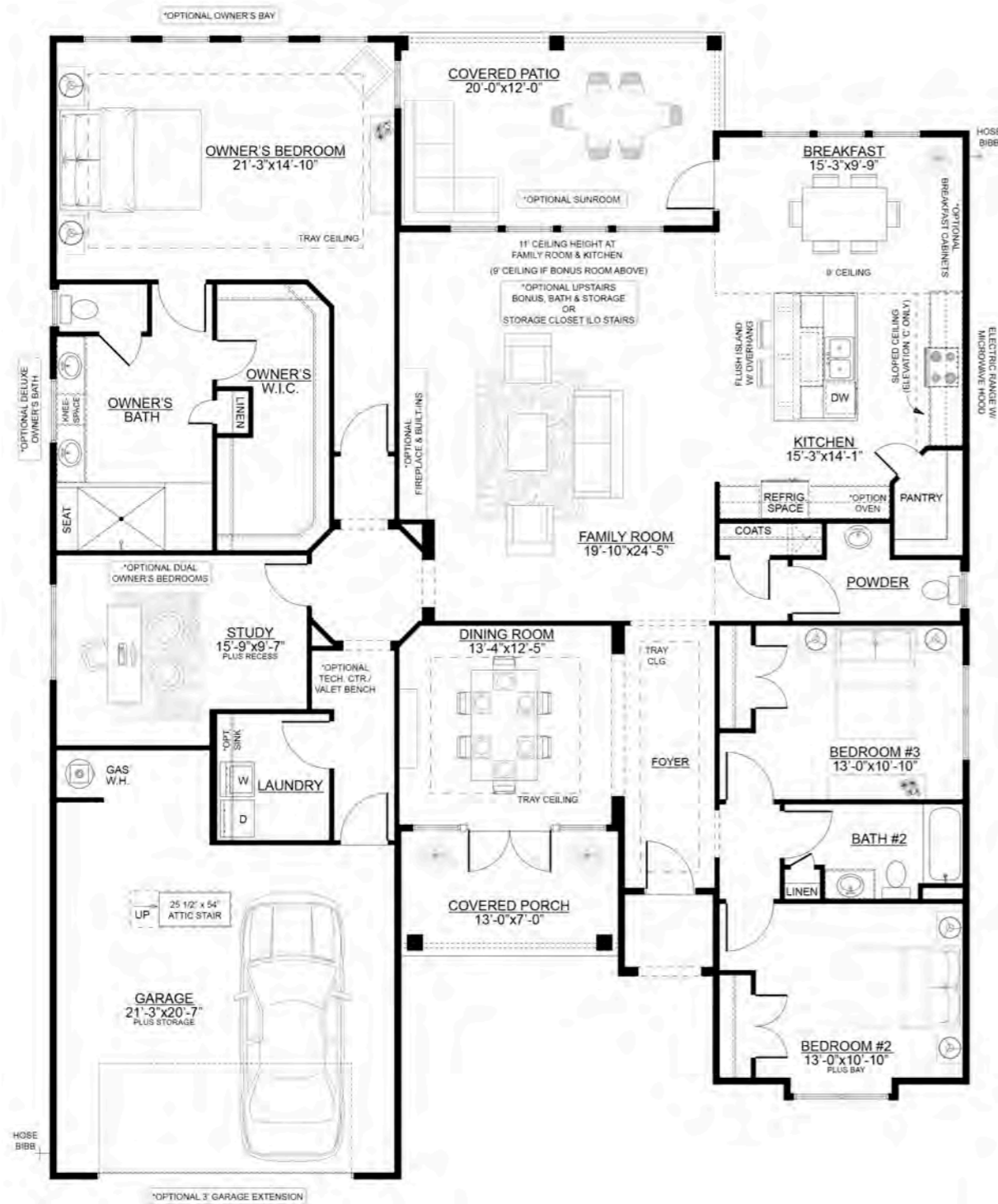
Dining Room

Breakfast Room

Family Room

Study

2-Car Garage



ELEVATION A
Country Fair



ELEVATION B
Cottage Style



ELEVATION C
Traditional