



A Place You'll Want to Call Home

The Wilson Collection Luxury Single Family Homes

Plan 3

- ◆ 2709 – 3105 sq. ft.
- ◆ Two Stories
- ◆ 4 Bedrooms, 3 Baths plus Library/Loft and Optional "Casitas"
- ◆ Formal Two-Story Entry
- ◆ Family Entertainment Room with Fireplace
- ◆ Gourmet Kitchen with Nook
- ◆ Luxurious Master Suite with Fully Compartmentalized Bath
- ◆ 3-Car Tandem Garage

Options

- ◆ Den in lieu of Bedroom 4
- ◆ Bedroom 5 or Master Retreat in lieu of Library/Loft
- ◆ Bedroom 6 or Office in lieu of Tandem Garage
- ◆ Optional "Casitas" may be configured as additional 1-Car Garage, Studio/Office, or Guest Suite



Elevation -A- American Farmhouse

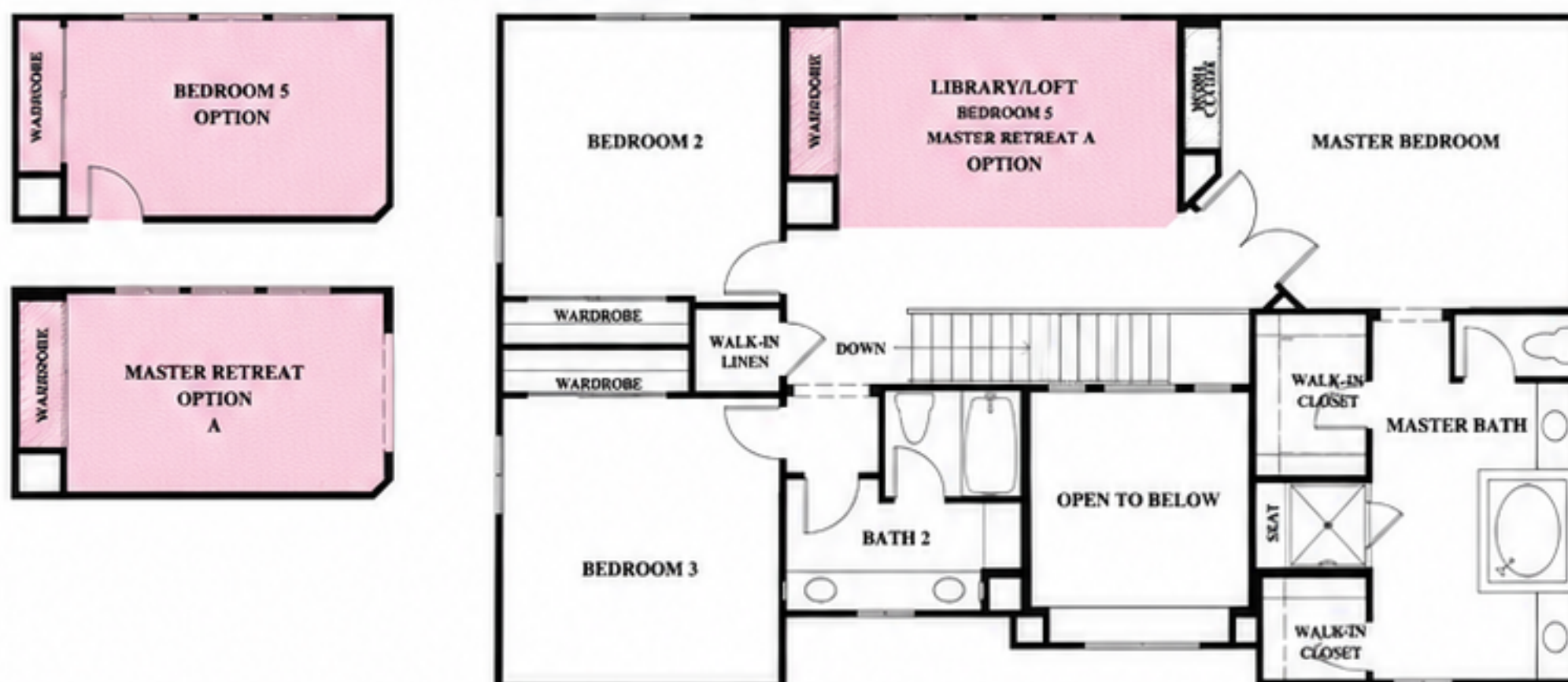


Elevation -B- California Ranch



Elevation -C- Traditional

SECOND FLOOR



FIRST FLOOR





Your de Tolosa Ranch Amenities

Warm and Welcoming Exteriors

- A charming and creative streetscape accentuated by varying home setbacks and individualized placements of 2, 3 and 4-car garages
- Old-fashioned tree-lined 6-foot landscaped parkways create a true neighborhood ambiance
- A sense of "home" in an established neighborhood is enhanced by professionally designed front yard landscaping with automatic sprinklers
- Attractive and inviting exteriors featuring American Farmhouse, California Ranch and Traditional architectural themes cast in a beautiful pallet of designer-selected color schemes
- Extensive use of wood siding accented by coastal ledge stone and warm brick materials compliment each architectural style
- Charming and nostalgic architectural detailing such as shutters and special gable end accents have been artistically placed
- Gracious covered entry porches welcome you home
- Authentic Craftsman style solid wood painted front doors with Schlage™ locks finished in oil-rubbed bronze grace each entry
- Custom "ranch house" carriage style sectional garage doors with divided windows compliment each architectural style
- Aesthetic and long lasting "Elk-Prestique" 30-year roofs protect your home
- Durable concrete walks and driveways provide years of maintenance-free use

Beautifully Crafted Interiors

- A graceful blend of timeless architectural details combined with the best of today's cutting edge technology
- Elegant ceramic tile entry foyers
- Dramatic raised and coffered ceilings (per plan)
- Expansive 9-ft. ceilings throughout
- Custom two-tone paint scheme with contrasting high-gloss door casings and baseboards
- Spacious family rooms with fireplaces and media centers
- Artistically crafted cabinets in warm oak or rich maple throughout the home
- Strategically placed art niche "surprises"
- Old-fashioned "stool and apron" window sills in all rooms
- Craftsman style wood stair railings with painted square balusters
- Finely detailed raised panel interior doors with designer selected oil-rubbed bronze finish hardware
- Heater-rated gas fireplaces with refractory brick fireboxes and five-piece split-oak ceramic log set
- Traditional fireplace mantle designs with painted wood legs

- Custom cased wardrobe closet door openings
- Compartmentalized double-hanging wardrobes in all bedrooms
- Mood-enhancing recessed lighting with dimmer switches in dining and family rooms
- Designer-selected lighting fixtures
- High quality carpeting throughout major living areas available in many colors and styles
- Creative and flexible floor plans with numerous customizing options

Heart-of-the-Home Kitchens

- Gourmet kitchens thoughtfully designed to be the comfortable, functional, and appealing social center of the home
- Spacious center islands
- Convenient breakfast bars and cheery nooks (per plan)
- 6" x 6" ceramic tile countertops with full-height backsplashes and designer tile accents
- Quality GE Profile™ appliances with 2-year warranty, including:
 - 36" 5-burner glass ceramic cooktop with deluxe cast-iron grates
 - Self-cleaning built-in convection oven
 - High quality built-in microwave oven
 - State-of-the-art one-panel energy-saving multi-cycle dishwasher
- Beautiful maple or oak raised-panel cabinets with vinyl interiors, roller guides, concealed hinges and adjustable shelves
- Luxury cabinet features such as convenient "oversized" bin drawers and cutlery center
- Conveniently located pantries with adjustable shelves providing generous storage
- Porcelain on cast iron dual "deep bowl" kitchen sink with "farmhouse" faucet and pull-out spray
- Dramatic recessed lighting with convenient under-cabinet task lighting
- Pre-plumbed for refrigerator icemaker
- Comfortable, quick-cleaning vinyl floors

Your Private Retreat

- Spacious and relaxing master bedroom sanctuaries with luxurious bath and dressing chambers
- Dramatic double-door entry to master bedrooms (per plan)
- Intriguing art niches and coffered ceilings (per plan)
- Beautiful quality constructed maple or oak cabinets
- 6" x 6" hand set ceramic tile countertops with designer tile accents at splash
- Dual "his and hers" vitreous china vanity sinks
- Designer-selected pearl nickel and chrome wide spread faucets

Convenience Features

- 2-, 2.5-, 3-, 4-bedroom designs
- Unique custom home designs developed glass individualize cabinets
- Spacious tiled oval tubs with separate stall showers featuring designer tile accents
- Generous walk-in closets – some with his and hers – designed with double-hanging wardrobes and quality shelving
- Double-sided mirrored closet doors
- Private water closets with elongated water-conserving toilets
- Beveled wall-to-wall vanity mirrors
- Large custom organization systems in each home
- Spacious tiled oval tubs with separate stall showers featuring designer tile accents
- Generous walk-in closets – some with his and hers – designed with double-hanging wardrobes and quality shelving
- Double-sided mirrored closet doors
- Private water closets with elongated water-conserving toilets

Other Noteworthy Details

- Charming and elegant French exterior doors (per plan) featuring and elegant French exterior doors (per plan)
- Custom radius wall corners
- “Silent touch” pocket, light switches
- Designer-upgraded base molding and door casing
- Well-appointed compartments designed secondary baths with ceramic tile and rounded windows
- High quality vanities set in tile and rounded windows.
- High quality cabinetry, energy saving, low maintenance dual-paned vinyl windows
- Energy efficient insulation in ceilings and exterior doors walls and exterior stripping on exterior doors
- Quick-response smoke detectors
- Automatic unit for sprinklers in home and garage for your peace of mind
- Privacy deadbolts on all exterior passage doors
- Watertight lock for master bedrooms
- Weatherproof exterior electrical outlets
- Vented coordination, full house, rain gutters and downspouts
- Complete rear and side yard fencing
- Underground drainage system with side and rear yard drains

Your Personal Touch

A full array of design opportunities and upgrades specifications are available to help you personalize the home of your very own design. Please consult your Community Sales Representative for additional information.

Convenience Features

2-, 2.5-, 3-, 4-bedroom designs providing 10 years of structural protection

- Prevented feel of ceiling fans in family rooms and all bedrooms
- Prewired RG cable provision in each family room
- Prewired telephone jacks in family rooms and all bedrooms
- Prewired home runs in home, runs in home, and panel
- Homestyler Warranty providing 10 years of structural protection

Smart Choices for Your Comfort and Convenience

- Drywalled and taped interior garage walls and overhead cabinets (per plan)
- Conveniently located laundry rooms with in-counter sinks
- High quality cabinets, door hardware and locks
- High quality vanities set in tile and rounded windows.
- Energy efficient insulation in ceilings and exterior walls and exterior stripping on exterior doors

Safety Enhancers

- Quick-response smoke detectors
- Automatic unit for sprinklers in home and garage for your peace of mind
- Privacy deadbolts on all exterior passage doors
- Privacy lock for master bedrooms
- Weatherproof exterior electrical outlets
- Vented coordination, full house, rain gutters and downspouts
- Complete rear and side yard fencing
- Underground drainage system with side and rear yard drains

In an effort to improve our product in order to meet consumer needs and expectations, Friedman Development reserves the right to modify features, specifications, plans and pricing and/or obligation without notice or prior commitment. No information contained herein, including the art, square footage in all brochures, is conception only, and are not intended to be an offer to improve our product or part of an offer or contract. Please speak to your Community Sales Representative for details. Marketing is a cooperative effort with Del Webb Communities See Community Sales Representative for details.