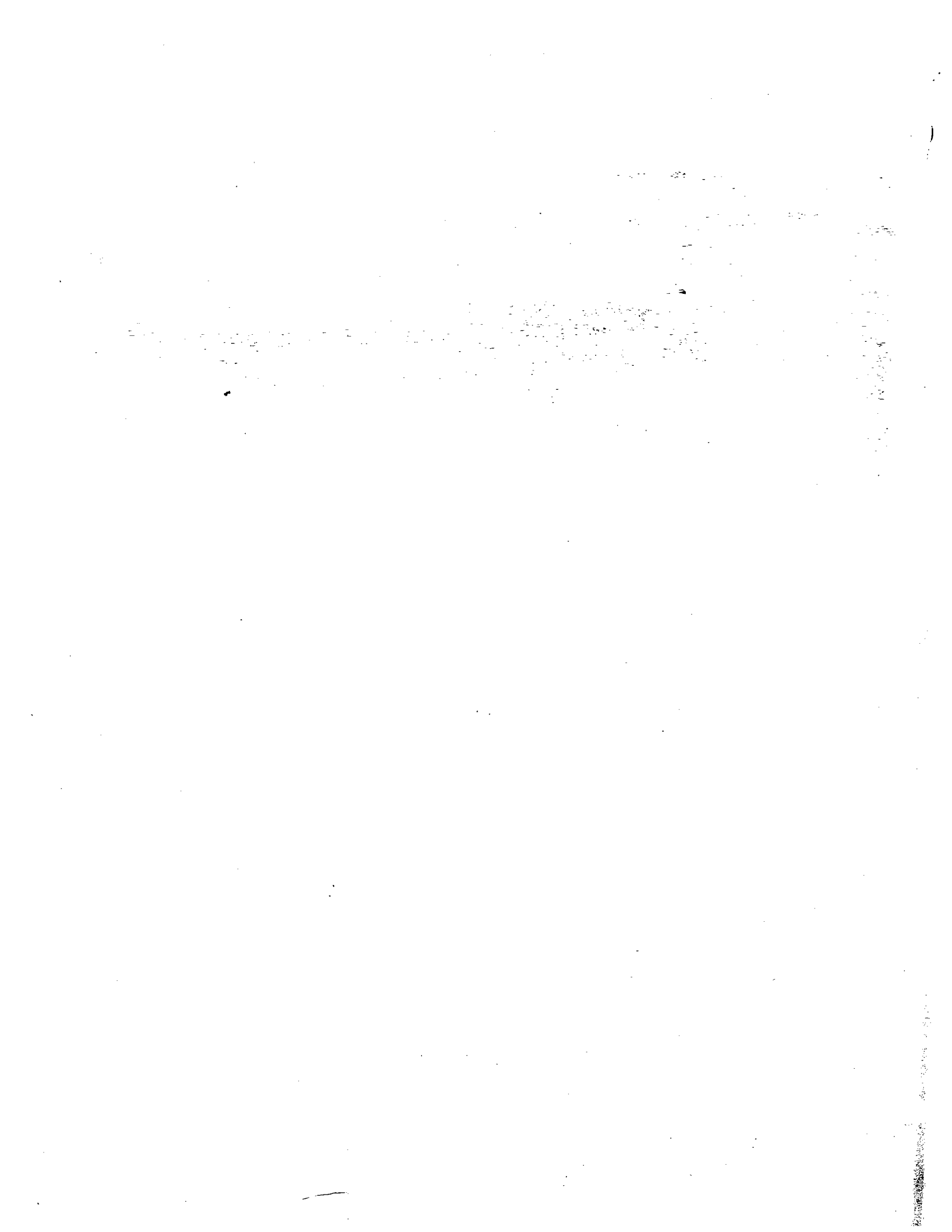
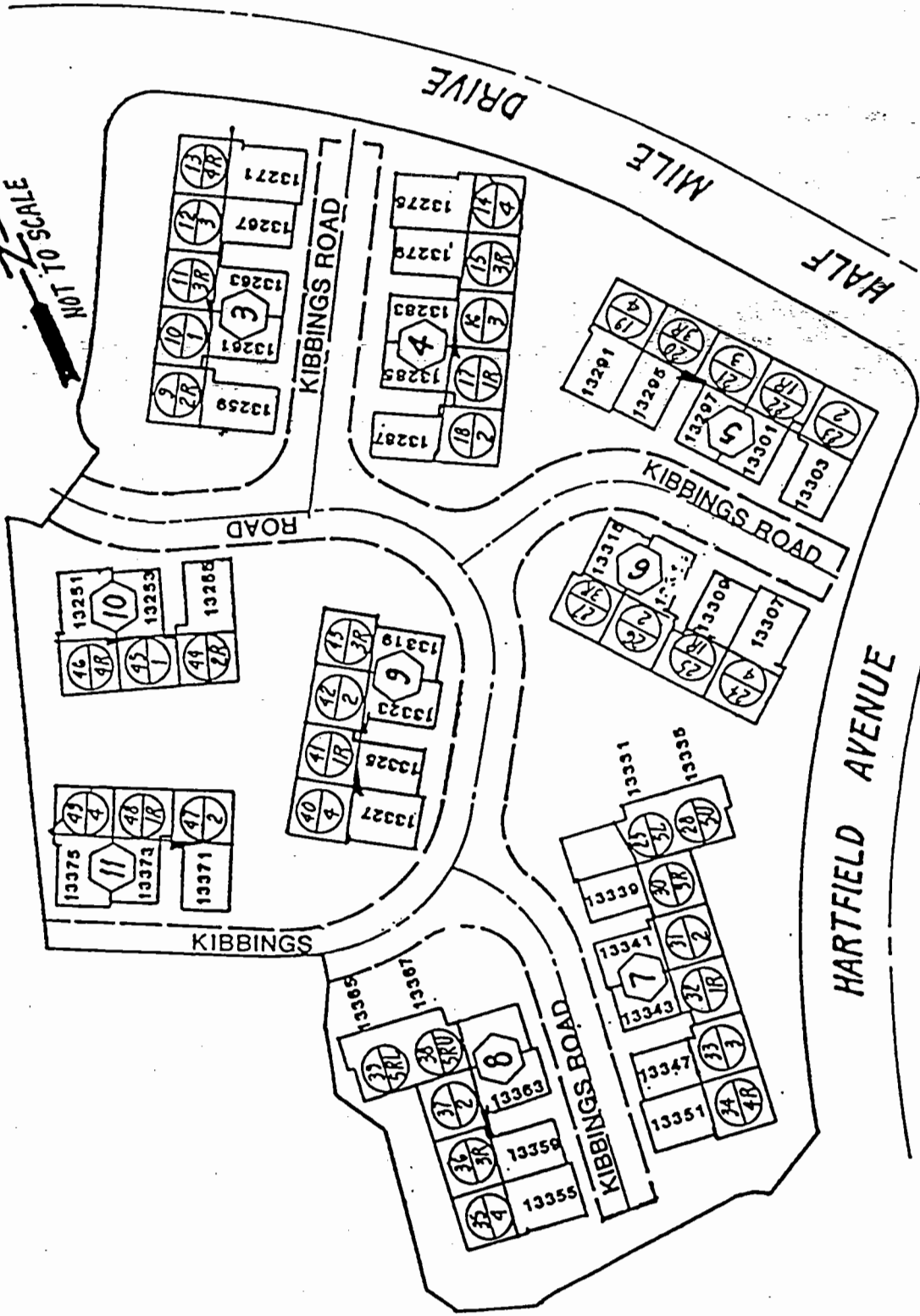


Pacifica





LIVING UNIT NUMBER



FLOOR PLAN

(R - REVERSE)

ADDRESS NUMBER

BUILDING NUMBER



PACIFICA

CAUTION

This site plan may have been changed by the builder and there may be more phases that are missing from our files. If you find an error or have more info please call us. Thank you.

Plan 1

2 Bedrooms

2 1/2 Baths

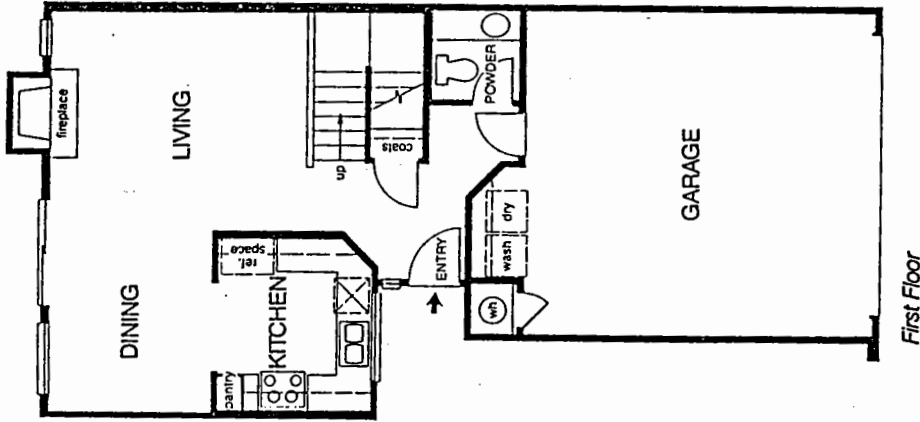
Approximately 1,100 Sq. Ft.

Get going.

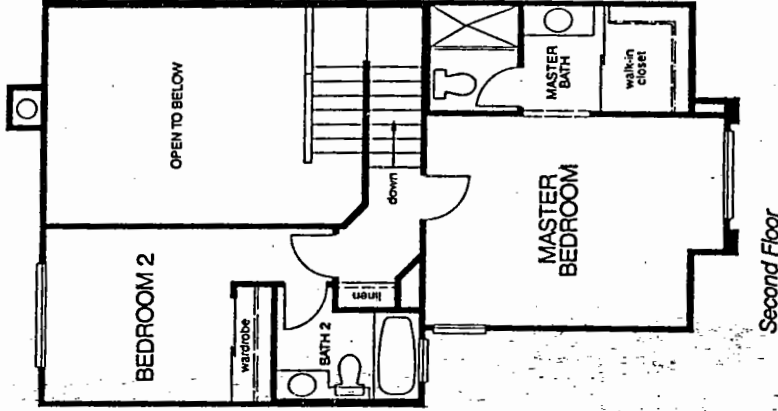
You'll have a hard time finding a two-story place — in such a neighborhood and with such design amenities — that feels more like home-sweet-home than this quite remarkable use of 1,100 sq. ft.

Downstairs, that privacy-oriented side entry and your first glimpse of your Living Room fireplace (with a soaring ceiling for making it all feel very big), makes this home a delight to begin with.

But upstairs, you have every design amenity you could want in a two-bedroom home, all built around the privacy between the front Master Bedroom (with its self-contained bath and walk-in closet) and the rear second Bedroom, nicely separated so that guests or children are enjoying their own space very independently.



First Floor



Second Floor

Plan 2R

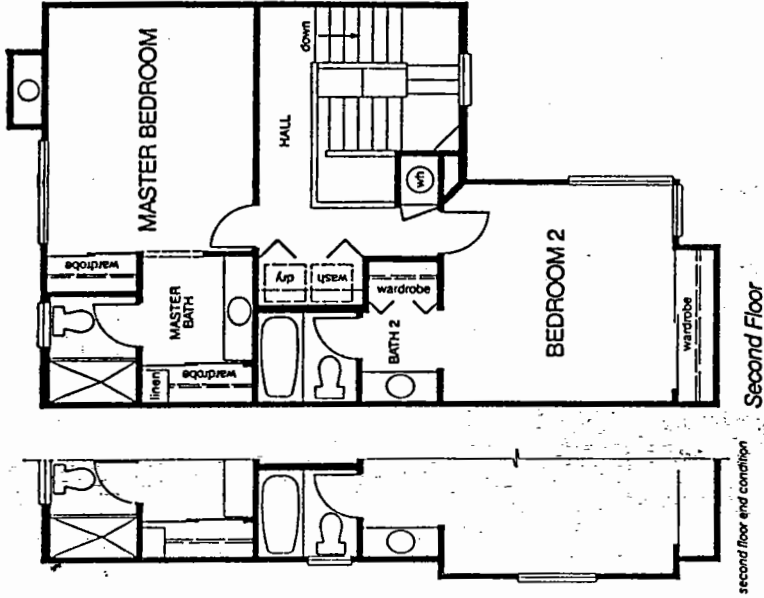
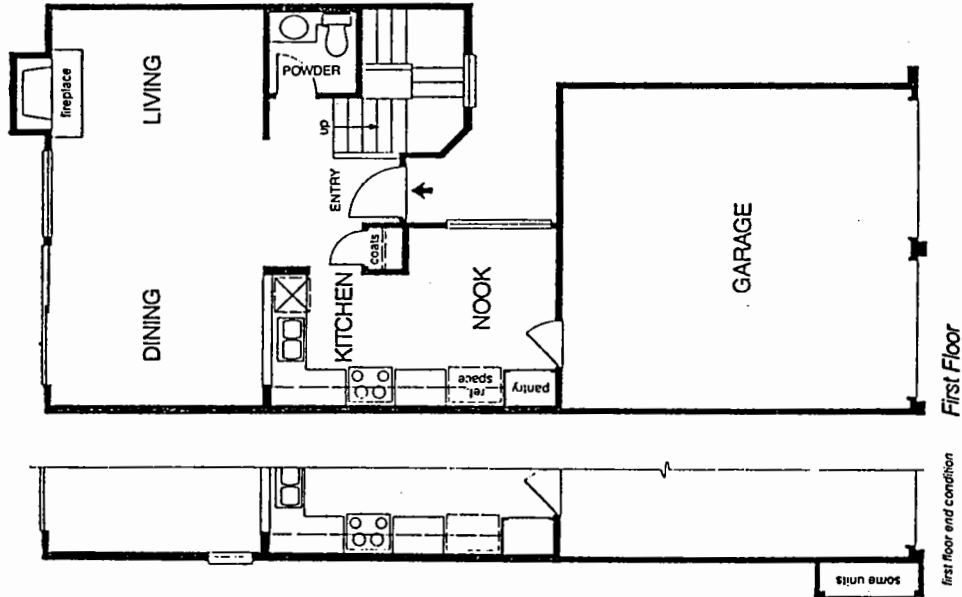
2 Bedrooms
2 1/2 Baths
Approximately 1,267 Sq. Ft.

Clean sweep.

Not an extraneous detail, not one bit of unusable space mars the marvelous traditional sweep of the 1,267 sq. ft. of space in this almost traditional floor plan.

There's virtually a classic center-hall to lead you into a Living Room and Dining Room area that flows across the entire width of this townhome, making decorating this quite grand area easy and delightful. (And for informal times, see how the Kitchen includes a Nook for casual meals, not to mention its handy access to the garage.)

Your upstairs Bedrooms are designed around another rather traditional condition: an upstairs hall, unique for the way it separates the two Bedrooms and for the gracious-living quality it provides to the second floor.



Plan 3

3 Bedrooms
2 1/2 Baths

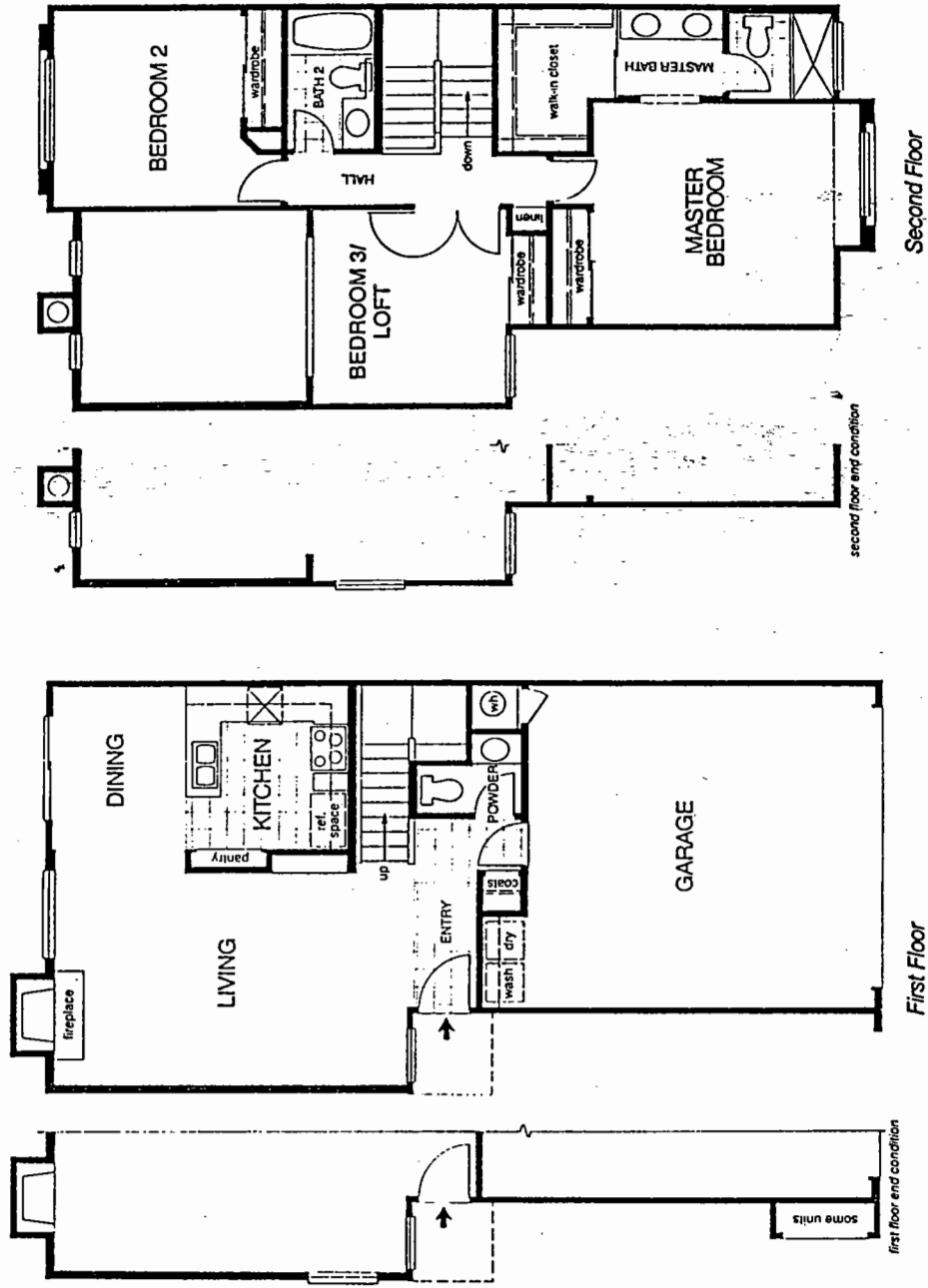
Approximately 1,349 Sq. Ft.

Playful planning.

Here's a great townhome for making the most of your penchant for entertaining.

There's a spacious Living Room, to begin with, and a focal-point of a fireplace that breathes hospitality before you and your guests settle down to catching up. Out of sight, just for the moment, are the Dining Room (where you can serve formal dinners) and a masterful Kitchen where they can be prepared in absolute privacy, then be served quickly and gracefully.

Upstairs, in addition to your two "traditional" Bedrooms, there's the surprise (and fun) of a third Bedroom that is a Loft.



Plan 4R

3 Bedrooms
2 1/2 Baths
Approximately 1,425 Sq. Ft.

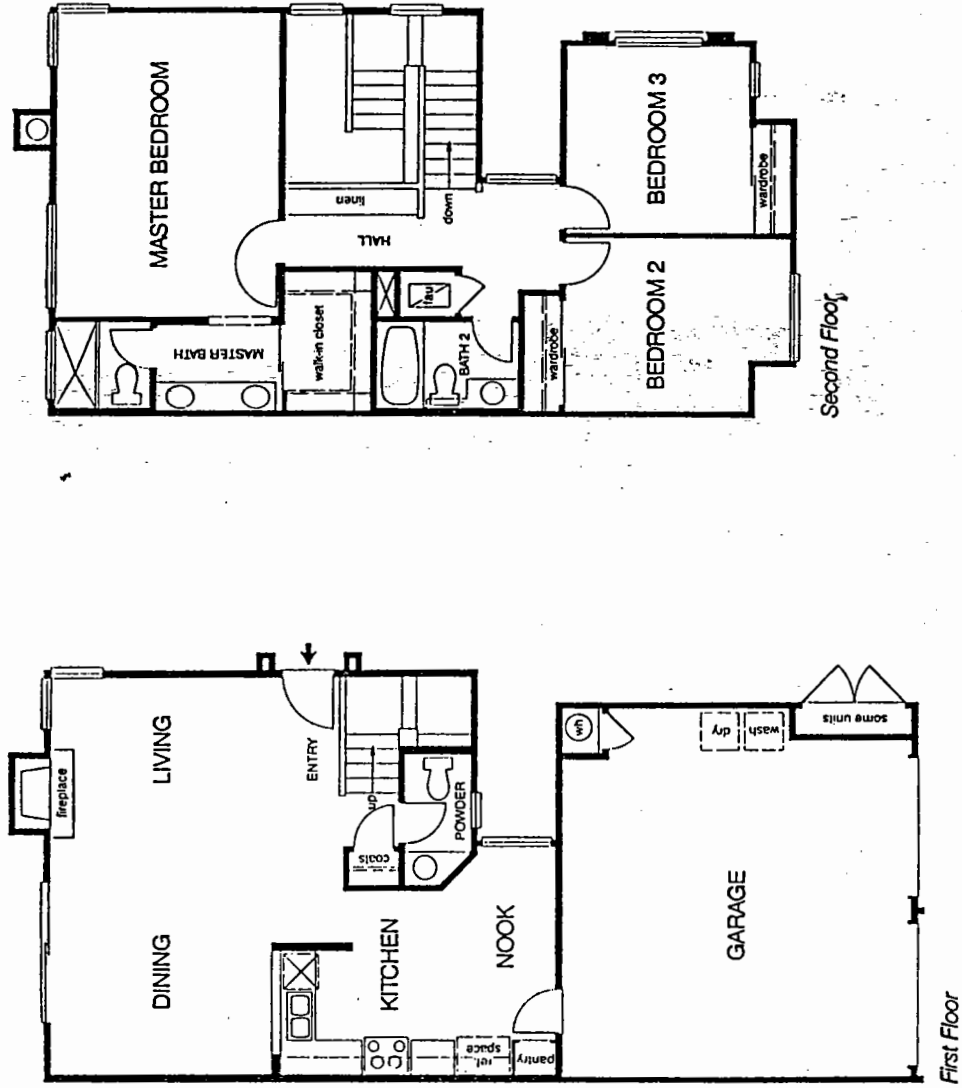
Going the limit.

This biggest of all Pacifica townhomes is built along the same classic design lines as our Plan 2R, but there's just lots more of the same good things.

There's a bigger Living Room area, for instance, with more space for easier decorating and with a delightful corner window for brightness, lightness and a peek at the pretty outdoors.

There's a bigger nook in the Kitchen, which means you can tuck away a built-in eating area or set up a cozy spot for watching television.

Upstairs, you've got a third Bedroom in addition to the masterful Master Bedroom and the secondary Bedroom you've always counted on. This third Bedroom is that extra room you've always wanted and, once possessed, will never be without again.



Plan 5

2 Bedrooms
2 Baths

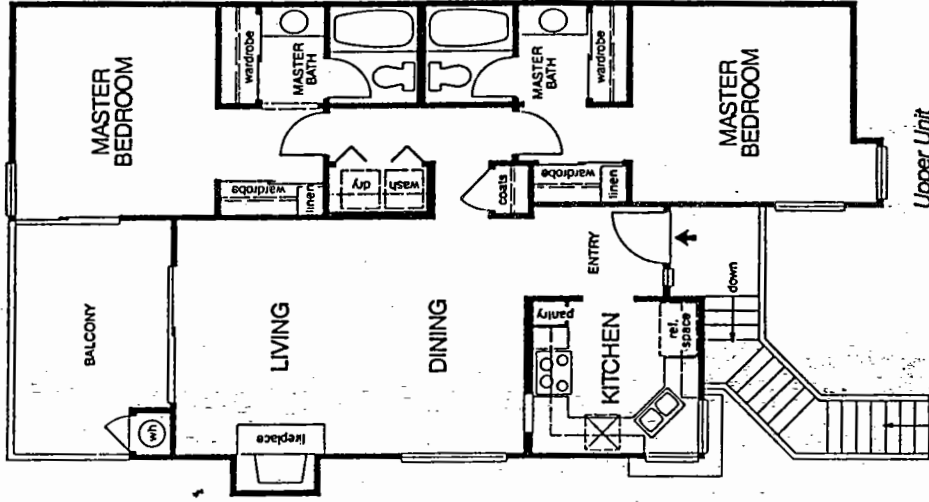
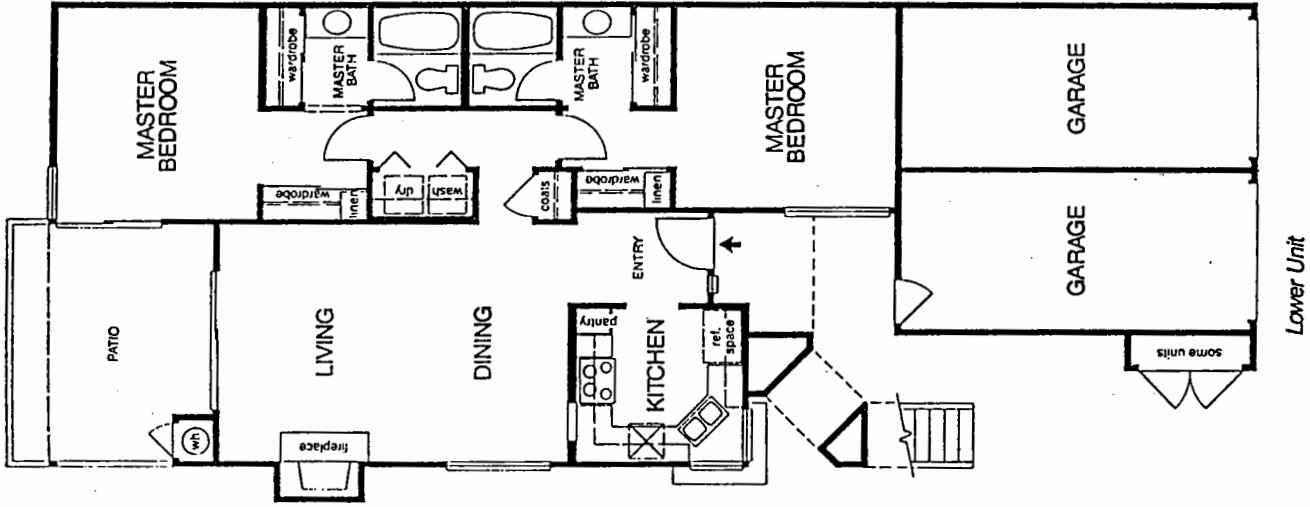
Approximately 1,027 Sq. Ft.

Upstairs, Downstairs.

Who's to say whether it's preferable to have the upper or the lower unit in this two-story situation? Both units are virtually identical, with two virtually identical Master Bedroom suites in each unit; and both units enjoy the same terrific expanse of Living-Dining area, punctuated by a fireplace, and a Kitchen that is formidable for its compact yet luxurious design and detail.

It's really a matter of whether you like to watch the birds at close hand, from your patio, or watch them sweeping soaring across your great view from your balcony.

But whether up or down, there's no downside to either of these great plans.



Features

Information Deemed Accurate
But Not Guaranteed

ARCHITECTURAL FEATURES

- Handsome townhomes built in California traditional style
- Concrete tile roof
- Paned windows on front and side elevations
- Patio fencing
- Finish concrete walks and driveway

ELEGANT LIVING AREAS

- Solid wood, 4 panel entry door with glass detail
- Formal Entry and Living Room featuring volume ceilings in most plans
- Entry: choice of ceramic tile or parquet flooring except Plan 5 Upper
- Plush carpeting in choice of designer colors included in Living Room, Dining Room, Master Suite, Secondary Bedrooms, Halls, Stairway, and Powder Room
- Wood burning fireplace with gas log-lighter valve
- Custom hand-troweled ceiling treatments
- Sliding tempered glass doors to private outdoor areas
- Distinctive, elegant lighting fixtures and architecturally specified recessed lighting
- Quality vinyl floor covering included in Kitchen, Nook, Bathrooms, and Interior Laundry area

GOURMET KITCHEN

- Hand-set ceramic tile countertops
- White wash cabinetry
- Gas range featuring self-cleaning oven, electronic digital clock, and automatic oven timer
- Dishwasher
- Microwave
- Storage pantry
- Refrigerator space equipped with water line for ice-maker

- ## PRIVATE MASTER SUITE
- Spacious master bedroom
 - Large wardrobe or walk-in closet
 - Volume ceilings in some plans
 - Private dressing area

CUSTOM FEATURES

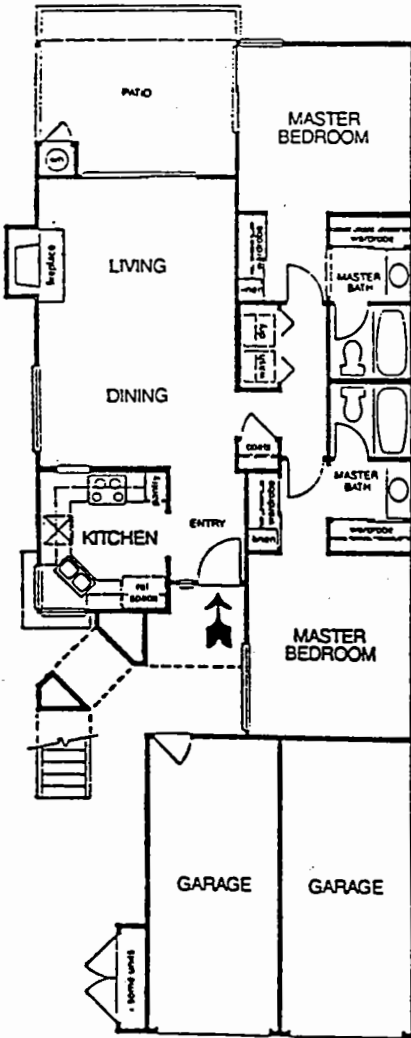
- Interior Laundry area (some plans)
- 220-V. and gas service for clothes dryer
- Forced-air heating with set back thermostat
- White wash linen cabinetry
- Prepared for optional air conditioning
- Pre-wired for Cable TV and telephone
- Smoke detector with warning buzzer
- Full insulation of walls and ceiling
- Automatic garage door opener with two
- Weatherproof exterior electrical outlet
- Exterior gas outlet for barbecue

RECREATION AND LANDSCAPE

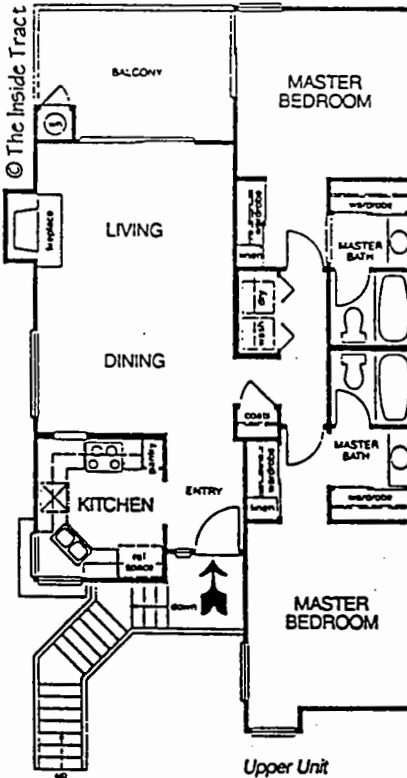
- Heated pool and spa adjacent to both h
- Tennis Courts
- Professionally maintained landscaped are
- Underground utilities

OPTIONS

- (available at additional cost)
- Upgrade carpet and pad
 - Upgrade hard-surface flooring
 - Mirrored wardrobe doors
 - Air conditioning
 - Clear glass shower door or tub enclosures



Lower Unit



Upper Unit

PACIFICA

Model: PLAN 5 UP OR DOWN

Area: EDM B/T Code: PAC

Approx SQ/FT: 1027

©The Inside Tract